

MARUCCI ENGINEERING ASSOCIATES, LLC

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June 10, 2025

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

Re: 9-11 Lois Place
Map 22 Block 578 Lot 17
Lois Place LLC (owner/applicant)
Zone: R-2B, Two Family Residence District

Dear Chairman and Members of the Zoning Board,

This application requests variance relief for the expansion of the existing accessory parking facility on the subject property without obtaining prior zoning approval.

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

- + Standard Development Application
- + Property Survey prepared by Canfora Surveying, Inc., dated April 16, 2024.
- + Engineering Site Plans prepared by FC Meola LLC, dated November 20, 2024.

The subject property contains a four (4) unit residential apartment building, together with a four (4) car detached garage, located in the R-2B, Two Family Residence District.

The four (4) unit apartment building is therefore considered an existing, legal non-conforming use.

The subject property is located at the dead end of Lois Place just north of its intersection with James Street.

The applicant received a violation notice issued by Robert Beese, Deputy Zoning Officer, dated March 20, 2024, whereby the prior owner had expanded the parking area without zoning approval.

This applicant was aware of the outstanding violation at the time of the subject property purchase.

Attachment #1 is a copy of the March 20, 2024, violation notice.

Attachment #2 shows the former lawn area on the south side of the building prior to the parking expansion, and the current asphalt paved condition.

The application requires Preliminary and Final Major Site Plan approval, in addition to variance relief, as follows:

- Class D-2, expansion of a non-conforming use, for the expansion of the parking facility.
- Class C Bulk variance relief for exceeding maximum permitted lot coverage.
Existing Lot Coverage = 78.1%
Proposed Lot Coverage = 71.8%
Maximum Permitted Lot Coverage = 60%

All other Bulk and Setback regulations and Design standards are either conforming, or, existing non-conforming.

SITE PLAN REVIEW

The site plan proposes modifications to the existing expanded asphalt parking area, as follows:

- + Removal of a portion of pavement to allow for landscape buffering between the parking spaces and the existing building.
- + The installation of granite block curbing to border the parking lot pavement from the landscaping buffer.
- + The construction and installation of stormwater management [drywells] to infiltrate the drainage runoff from the parking area.

COMMENTS/RECOMMENDATIONS

- Testimony shall be provided by the applicant or applicant's professionals in support of the required variance relief.
Note: The site plan does indicate a reduction in impervious coverage from the existing condition, due to the proposed landscape buffer.
- The proposed landscaping shall be continued to the rear end of the building with additional plantings and mulched beds, alternating with similar species of plants.
All landscape beds shall be mulched.
- The existing pavement shall be saw-cut for the installation of curbing and stormwater structures.

- The proposed drywell system is subject to permeability tests to be performed by the design engineer and approved by my office or the Township Engineer's office.
- The plan does not indicate any exterior lighting of the parking area for the safety and security of the building occupants.
A lighting plan is required, and subject to approval by my office.
Building-mounted fixtures should be sufficient to illuminate the parking facility with appropriate shielding.
- Zoning Board approval shall be subject to performance & maintenance guarantees, and engineering inspection fees pursuant to Article VII of the zoning ordinance to assure compliance with the required improvements.

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

1 Municipal Plaza
Room 105
Bloomfield, NJ 07003-3487



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

March 20, 2024

Lois Place LLC
C/O Paul Gagliano
9 James St.
Bloomfield NJ 07003

Re: 9-11 Lois Place

Dear Owner:

I understand you have bought the above mentioned property. Understand that this property did work without zoning and zoning board approval, specifically removing the grass area and creating a parking lot.

The previous owner was issued previous violations and was denied a zoning permit on January 19th, 2023 where he was explained that this is a 4 family dwelling, and expanding the driveway would require a bulk variance since you would exceed the 60% lot coverage.

Therefore this office cannot approve the application as it will require a bulk variance with site plan approval since it is a 4 family.

Should you seek variance relief from these provisions of the zoning ordinance, please contact the board secretary, Ms. Amanda Waters, at the Municipal Building, Room 203 or at 973-680-4012.

Failure to apply to the board or remove the work that was done by April 22nd, will result in a summons issued.

Any further questions feel free to reach out to me.

Very truly yours,

ROBERT BEESE

Deputy Zoning Officer

rbeese@bloomfieldtwpnj.com



Map

Satellite

Lot lines

Back to Map



PRIOR

Map

Satellite

Lot lines

Back to Map



CURRENT

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