

MARUCCI ENGINEERING ASSOCIATES, LLC
ENGINEERS • SURVEYORS • PLANNERS

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September 19, 2025

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

Re: 42 Ridge Avenue
Map 27 Block 724 Lot 25
Jaime Martinez (owner/applicant)
Zone: R-1B, Single Family Residence District

Dear Chairman and Members of the Zoning Board,

This application requests variance relief for the installation of a rear yard shed at the subject property prior to procuring the required permits.

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

- + Standard Development Application
- + Property Survey prepared by Allstate Mapping & Layout, Michal H. Saperstein, PLS, dated August 4, 2025
- + Photographs taken by Robert Beese, Senior Deputy Zoning Officer, dated August 21, 2025

The shed is constructed in the northwesterly rear corner of the subject property.

The shed measures, by scale, twelve (12) feet wide by eleven (11) feet depth, for an area of 132 square feet.

The shed has a side yard setback of 4.1 feet and a rear yard setback of 1.0 feet.

Attached to the shed is a platform measuring, by scale, ten (10) feet wide by eight (8) feet depth.

The height of the shed is not indicated, however, in viewing the photographs, the shed appears to exceed the maximum permitted height of eight (8) feet.

Entrance into the shed occurs from the easterly side, adjacent to the platform.

The shed also appears to have a skylight mounted on the roof.

The property survey also shows a brick patio situated at the northeasterly rear corner of the property, abutting the side and rear property lines.

The patio measures, by scale, fourteen (14) feet wide by ten (10) feet depth.

COMMENTS/RECOMMENDATIONS

Sheds and patios are considered accessory buildings/structures.

Sheds [accessory buildings] are regulated pursuant to Section 315-36(B) of the current zoning ordinance.

Section 315-36(B)(2). No accessory building shall exceed 80 Square feet.
The existing shed measures 132 square feet.
Class C Bulk variance relief is required.

Section 315-36(B)(3). No accessory building shall exceed eight (8) feet in height.
The existing shed appears to exceed the maximum eight (8) feet height.
Class C variance relief is required.

Accessory buildings and structures are regulated by Schedule A: Bulk & Setback Regulations.

Sheds require a minimum side yard and rear yard setback of five (5) feet.
The shed has a 4.1 feet side yard setback and a 1.0 feet rear yard setback.
Class C Bulk variance relief is required.

Decks, patios and terraces are regulated pursuant to Section 315-36(D)(4).
The rear brick patio is setback along the side and rear property lines.
All decks, patios and terraces shall be located in the rear yard only and must meet the required setbacks for principal buildings.
Class C Bulk variance relief is required.

- Testimony shall be provided in support of the required variance relief.
- Testimony shall be provided to determine if the shed can be moved or otherwise relocated to comply with the required minimum side and rear yard setbacks.
- Testimony shall be provided with respect to the proposed use of the shed, given the oversized 132 square feet of space, the need for a roof skylight, and any existing or proposed utilities.

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.

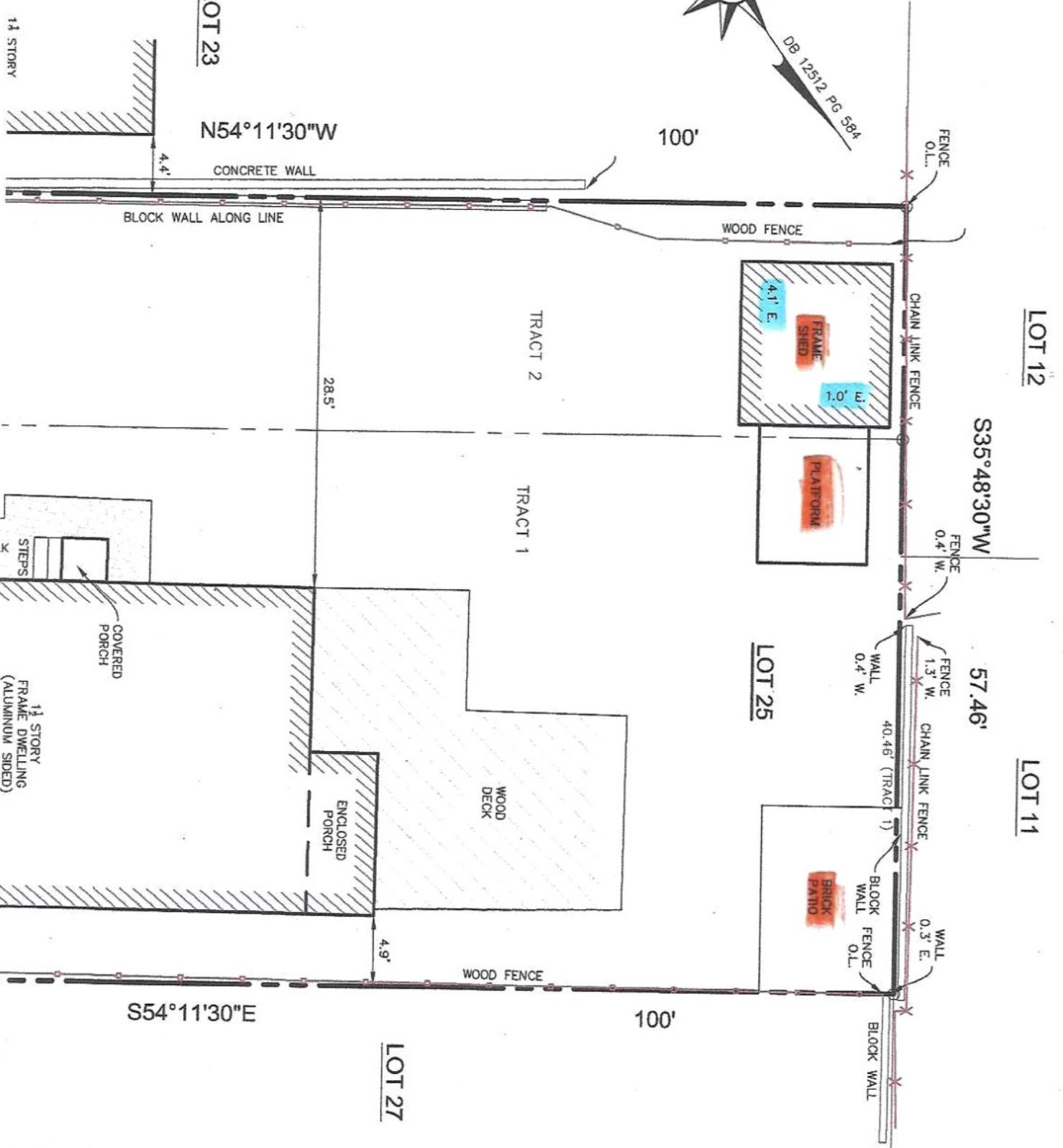
Respectfully submitted,

A handwritten signature in blue ink that reads "A Marucci". The signature is written in a cursive style with a large, stylized initial "A".

Anthony Marucci, PE-LS-PP
Zoning Board Engineer



DB 12512 PG 584



LOT 12

S35°48'30"W

57.46'

LOT 11

LOT 23

N54°11'30"W

LOT 25

S54°11'30"E

LOT 27

TRACT 2

TRACT 1

1.5 STORY

STEPS

1.5 STORY
FRAME DWELLING
(ALUMINUM SIDED)

COVERED
PORCH

ENCLOSED
PORCH

WOOD
DECK

FRAME
SHED

PLATFORM

BRICK
PATIO

CONCRETE WALL

BLOCK WALL ALONG LINE

WOOD FENCE

FENCE
O.L.

CHAIN LINK FENCE

FENCE
0.4' W.

WALL
0.4' W.

FENCE
1.3' W.

CHAIN LINK FENCE

WALL
0.3' E.

BLOCK WALL

100'

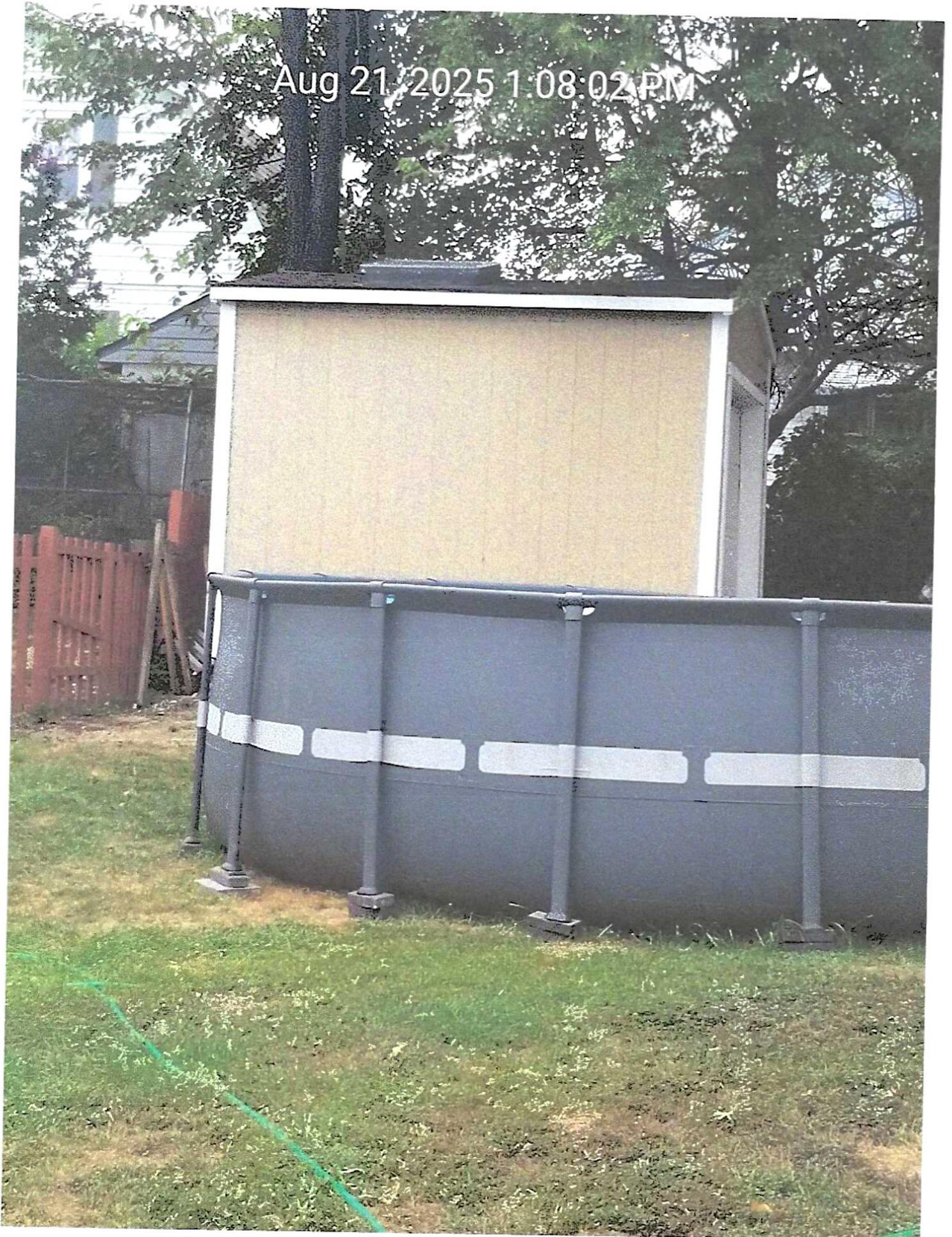
28.5'

100'

4.9'

4.4'

Aug 21, 2025 1:08:02 PM



Aug 21, 2025 1:08:09 PM

