

MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS • SURVEYORS • PLANNERS

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POST OFFICE BOX 509
CEDAR KNOLLS, NEW JERSEY 07927

PHONE (973) 887-3066
FAX (973) 887-3066

October 7, 2025

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

Re: 166 Thomas Street
Map 10 Block 223 Lot 6
Vincent A. Henry (owner/applicant)
Zone: R-1B, Single Family Residence District

Dear Chairman and Members of the Zoning Board,

This application proposes the removal of an existing shed, and the installation of a new oversized shed in the rear yard.

The application also proposes the installation of an eight (8) feet high privacy fence along the rear property line.

The proposal is for a two (2) feet high wall, with a six (6) feet high fence installed on top of the wall. As an Alternative, the applicant proposes an eight (8) feet high privacy fence, with no wall.

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

- + Standard Development Application
- + Property Survey prepared by Richard J. Hingos, Inc., dated September 9, 2024
- + Elevations & Details of the Winchester Shed, by Pleasant Run Structures, provided by the applicant

ATTACHMENT #1

This is a copy of the property survey highlighting the applicant's proposals.

- a). The existing shed will be removed.
- b). The proposed shed will be installed five (5) feet from the southerly side property line, and five (5) feet from the westerly rear property line.
The proposed shed will have dimensions, sixteen (16) feet wide by eight (8) feet in depth, for a total area of 128 square feet.
The shed height is proposed at eight (8) feet – ten (10) inches.
- c). A two (2) feet high wall is proposed along the westerly rear line, with a six (6) feet high fence installed on the top of the wall.

Note: As an alternative, the applicant proposes an eight (8) feet high privacy fence along the rear, westerly property line.

It shall also be noted that the subject property's rear yard abuts the side yard of the property situated at #1 Winsor Place [Tax Block 223 Lot 3]

ATTACHMENT #2

This is the elevation view of the Winchester Shed, by Pleasant Run Structures, proposed by the applicant.

Class C Bulk Variance Relief is required as follows.

- Section 315-36(B)(2): Except for garages, no accessory building shall exceed 80 square feet. The proposed shed measures [8 feet by 16 feet] or 128 square feet.
- Section 315-36(B)(3): Except for garages, which shall not exceed a height of 15 feet, no accessory building shall exceed eight (8) feet in height. The proposed shed measures eight (8) feet – ten (10) inches in height.
- Section 315-43(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. The application proposes a six (6) feet high fence installed on top of a two (2) feet high wall, or in the alternative, an eight (8) feet high privacy fence.
- Section 315-36(B)(5): No accessory buildings or structures shall be located closer than ten (10) feet to a rear lot line that serves as a front or side lot line of an adjoining property.

COMMENTS/RECOMMENDATIONS

- Testimony shall be provided in support of the requested variance relief.
- Testimony shall be provided as to the type, style, and color of the proposed privacy fence.
- Construction of a two (2) feet high wall along the subject property's rear property line may adversely affect existing stormwater drainage runoff patterns.
- An eight (8) feet high privacy fence, or a combination six (6) feet high fence and two (2) feet high wall, totaling eight (8) feet in height, may create the obstruction of adequate light, and air to the adjoining property situated at #1 Winsor Place.

- Since the subject property's rear yard abuts the side yard of the adjoining property to the west, the minimum rear yard setback of the accessory building shall be ten (10) feet pursuant to Section 315-36(B)(5).

Should the Zoning Board act favorably on this application, my office recommends several conditions to be placed in the memorialized resolution:

- The construction of a two (2) feet high wall along the westerly rear property line should not be permitted, in order to alleviate any potential adverse stormwater drainage runoff impacts on adjacent or adjoining properties.
- Any fence constructed along the rear property line should not exceed six (6) feet in height.
- The proposed shed should be setback from the rear property line, a minimum of ten (10) feet pursuant to Section 315-36(B)(5).
- The rear property line shall be field staked by a NJ Licensed Land Surveyor to assure that any fence or shed approved for installation, shall be properly situated on the property, pursuant to the approved setbacks.

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,

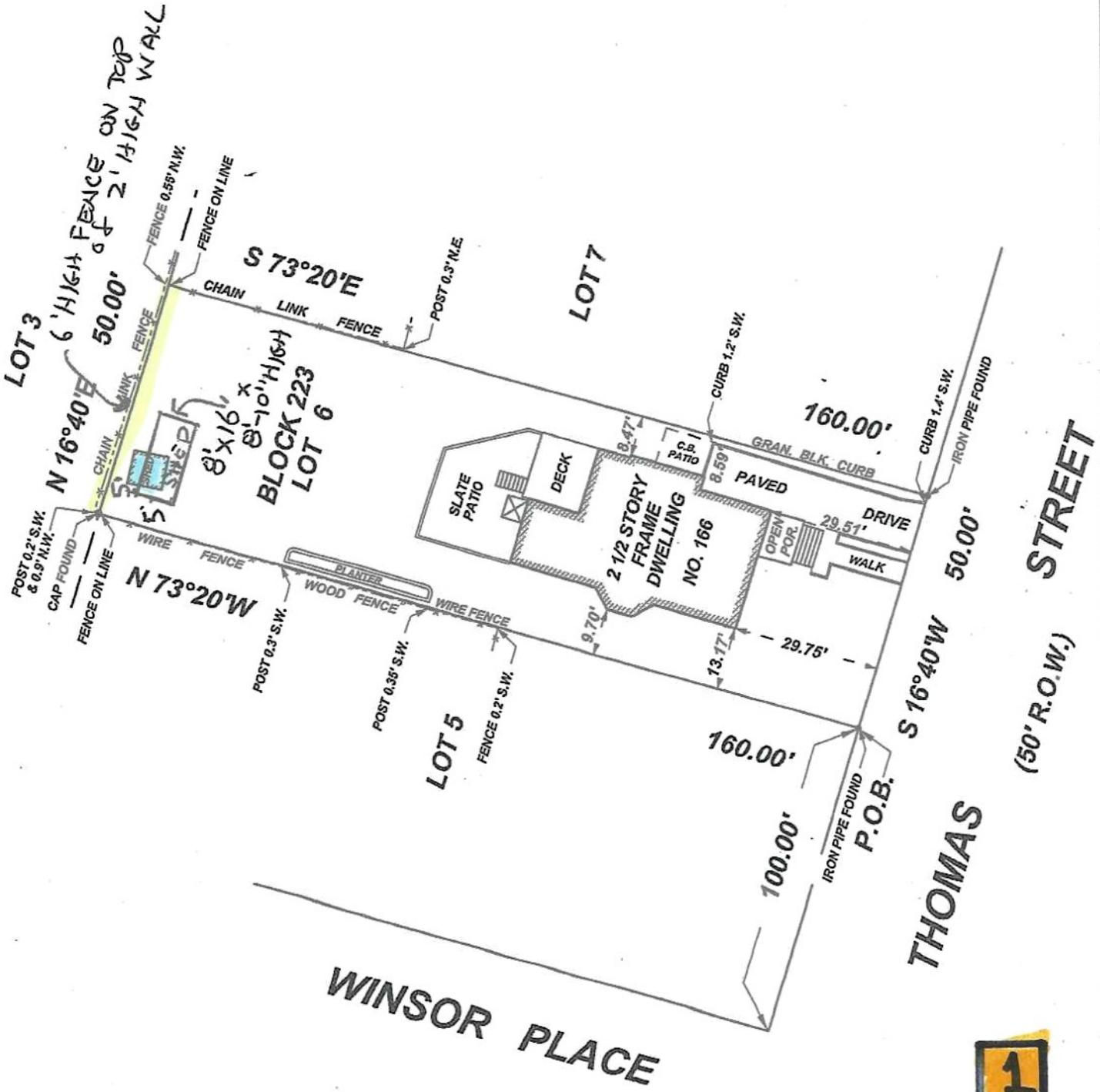


Anthony Marucci, PE-LS-PP
Zoning Board Engineer

**MAP OF PROPERTY
SITUATED IN
TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, N.J.**



SCALE: 1"=30'
BEARINGS BASED ON RECORDS





Winchester Shed

Flemington Location:

908-237-1325

sales@pleasanrunstructures.com
101 RT 31, Flemington, NJ 08822

Parsippany Location:

973-997-2400

sales@pleasanrunstructures.com
1855 RT. 46 East, Parsippany, NJ 07054

PleasantRunStructures.com

