

ZONING BOARD  
OF THE TOWNSHIP OF BLOOMFIELD

860 Broad Street  
BLOCK 841, LOT 3  
ZONE: R-1A

August 29, 2025

Township of Bloomfield  
Zoning Board of Adjustment  
1 Municipal Plaza  
Bloomfield, NJ 07003

Re: 860 Broad Street  
Zoning Permit: 25-0634

To the Members of the Board,

We are writing to respectfully request your consideration of variance relief to expand our home at 860 Broad Street (Block 841, Lot 3). Our house is currently a modest 1.5-story with 2 bedrooms and 1 bathroom. When we purchased it in 2014, it was the perfect size for the two of us. But over the years, as our family has grown to include three young children, the space has become far too small for our needs.

Our hope is to add a two-story rear addition and/or extend the second story over the first-floor footprint. This would allow us to create a 2.5-story home with 3 bedrooms and 2.5 bathrooms, enough room for our children to have the space they need as they grow.

We have loved being part of the Bloomfield community for over ten years and cannot imagine raising our family anywhere else. Our two oldest children (ages 9 and 6) are thriving at Brookdale Elementary, where they have wonderful friends, classmates, and teachers. Staying in this school district is incredibly important to us. Over the past year, we have actively searched for a larger home in the neighborhood, but given the current housing market, we have found it extraordinarily difficult to find an affordable option. Renovating our existing home is the only practical way for us to remain in the community we love.

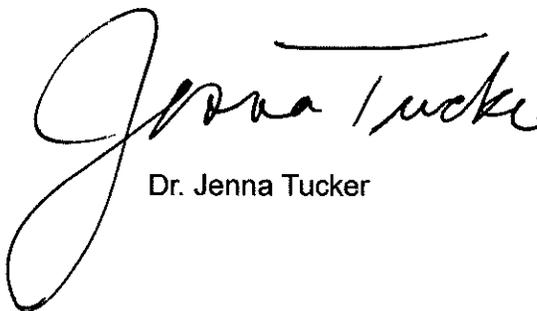
Because our property sits on an undersized lot, we face a unique hardship in trying to create a safe and functional living space for our family. The size and layout of the lot make it impossible to add the needed bedrooms and bathrooms while staying within the current zoning restrictions. Without relief, we cannot reasonably adapt our home to meet the basic needs of our growing family. For this reason, we respectfully ask for your approval to make this renovation possible. Our sincere wish is to continue raising our family in the home and town we love, with enough space to grow together comfortably. We are committed to ensuring that the renovation will be in keeping with the character of the neighborhood and will enhance, rather than detract from, the community we value so deeply.

Thank you very much for your time and thoughtful consideration.

With gratitude,



Mr. Micah Tucker



Dr. Jenna Tucker

## Standard Development Application

Township of Bloomfield  
LAND DEVELOPMENT  
315 Attachment 6

Below please provide the information requested. Complete only the boxes/spaces that apply to your project. If a box/space on this application does not apply, please leave it blank.

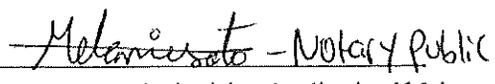
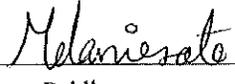
Township of Bloomfield Standard Development Application				
TO BE COMPLETED BY TOWNSHIP STAFF ONLY				
<b>Date Filed:</b>		<b>Date Deemed Complete:</b>		<b>Application No:</b>
<b>GENERAL INSTRUCTIONS:</b> To the extent possible, applicant shall complete every question. When completed, this application shall be submitted to the Planning Board Secretary (if an application to the Planning Board) or the Zoning Officer (if an application to the Board of Adjustment). The proper application and escrow fees must accompany the application. Do not advertise for a public hearing until you are advised to do so by the Board.				
Indicate to which Board application is being made:				
<input type="checkbox"/> Planning Board		<input checked="" type="checkbox"/> Zoning Board of Adjustment		
Indicate all approvals and variances being sought:				
<input type="checkbox"/> Informal Review	<input type="checkbox"/> Prelim. Major Site Plan	<input type="checkbox"/> Interpretation		
<input checked="" type="checkbox"/> Bulk Variance(s)	<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Fill or Soil Removal Permit		
<input checked="" type="checkbox"/> Use Variance	<input type="checkbox"/> Prelim. Major Subdivision	<input type="checkbox"/> Waiver of Site Plan Requirements		
<input type="checkbox"/> Conditional Use Variance	<input type="checkbox"/> Final Major Subdivision			
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Appeals from Decision of Admin. Officer			
<input type="checkbox"/> Minor Subdivision	(attach the denial/decision)			
<b>1. APPLICANT</b>				
Name <b>Micah Tucker</b>			Address <b>860 Broad Street</b>	
City <b>Bloomfield</b>	State <b>NJ</b>	Zip <b>07003</b>	Telephone <b>(914) 260-8057</b>	Fax
<b>2. PROPERTY OWNER (if other than applicant)</b>				
Name <b>Same</b>			Address	
City	State	Zip	Telephone	Fax
<b>3. SUBJECT PROPERTY (attach additional sheets if necessary)</b>				
Street Address <b>860 Broad Street</b>			Block(s) and Lot(s) Numbers <b>841.3</b>	
Site Acreage and Square Footage <b>.0868 / 3,782 sq. ft.</b>		Zone District(s) <b>R-1A</b>		Tax Sheet Nos.

Please print your email address mtucker487@gmail.com

BLOOMFIELD CODE

Present Use - how is the area currently being used? <b>Single Family Home</b>			
Proposed Development Name and Nature of Use <b>Single Family Home</b>			
Number of New Buildings <b>0/ Addition</b>	Square Feet of New Building(s) <b>addition/6382</b>	Height <b>32'4"</b>	% of Lot to be Covered by Buildings <b>32%</b>
% of Lot to be Covered by Pavement <b>16%</b>	Number of Parking Spaces and Dimensions <b>3 Driveway/1 Garage (8x18 ft) (9x18 ft)</b>		Dimensions of Loading Area(s) <b>N/A</b>
Exterior Construction Material/Design <b>Masonry Foundation with Wood Frame construction above</b>			
Total Cost of Building and Site Improvements <b>TBD</b>	Number of Lots Before Subdivision <b>N/A</b>	Number of Lots After Subdivision <b>N/A</b>	Are Any New Streets or Utility Extensions Proposed? <b>N/A</b>
Number of Existing Trees, Two-Inch Caliper or Greater, to be Removed <b>1</b>	Are Any Structures to be Removed? <b>Rear Deck</b>		Number of Proposed Signs and Dimensions <b>N/A</b>
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards. <b>No Basement Dig</b>		Is the Property Within 200 feet of an Adjacent Municipality? If so, which. <b>No</b>	
4. Are there any existing or proposed deed restrictions or covenants? Please detail. <b>No</b>			
5. HISTORY OF PAST APPROVALS <input checked="" type="checkbox"/> Check here if none			
	APPROVED	DENIED	DATE
Subdivision			
Site Plan			
Variance(s)			
Building Permit			
6. APPLICANT'S ATTORNEY (if applicable)			
Name		Address	
City	State	Zip	Telephone
			Fax

LAND DEVELOPMENT

7. NAMES OF PLAN PREPARERS				
Engineer's Name		Address		
City	State	Zip	Telephone	License #
Surveyor's Name		Address		
City	State	Zip	Telephone	License #
Landscape Architect or Architect's Name		Address		
James S. McNeigt		169 Schuller Ave.		
City	State	Zip	Telephone	License #
Kearny	NJ	07032	(201) 246-7515	08626
8. FEES SUBMITTED				
Application Fees				
Variance Fees				
Escrow Fees				
Total Fees				
<b>CERTIFICATION</b>				
I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an officer of the corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. I hereby permit authorized Township officials to inspect my property in conjunction with this application.				
			Sworn to and subscribed before me this date	
			August 28th, 2025	
Signature of Applicant				
				
Property Owner Authorizing Application if Other Than Applicant			Notary Public	

**MELANIE I. SOTO**  
 Notary Public, State of New Jersey  
 My Commission Expires 09/26/2029

1 Municipal Plaza  
 Room 105  
 Bloomfield, NJ 07003-3487



Telephone: (973) 680-4167  
 Fax: (973) 680-1652  
 www.bloomfieldtwpnj.com

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

August 7, 2025

Micah Tucker  
 Jenna Tucker  
 860 Broad Street  
 Bloomfield NJ 07003

Re: 860 Broad Street  
 Zoning Permit: 25-0634

Dear Owner:

I have reviewed your plans to install a 2 story rear addition, and align the front of the 2<sup>nd</sup> story to be over the 1<sup>st</sup> floor footprint.

Understand that this property is a 37 x100 lot in the R-1A Zone, setbacks for the front yard are 25', side yard 6' and 14 combined, building coverage cannot exceed 20%, lot coverage 45% and Floor Area Ratio (FAR) 50%.

Please note due to chapter 315:

**315-35 Supplementary regulations.**

A. General.

(1) No building shall be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land or building be designed, used or intended to be used for any purpose or in any manner other than as specified among the uses listed as permitted, accessory or conditional in the district in which such building or land is located and in conformance with Schedule A, Bulk and Setback Regulations.<sup>[1]</sup>

[1] *Editor's Note: Schedule A is included as an attachment to this chapter.*

Zone	Lot Area	Lot Width (feet)	Front yard (feet)	Rear Yard (feet)	Side Yard	Accessory Building, Side, Rear Yards (feet)	Building/Lot Coverage/FAR	Height
R-1A Single-Family Low-Density Residential	5,000 square feet	50	25	25	6 min. 14 aggr.	5	20%/45%/0.5	2.5 stories/ 40 feet

**BUILDING** Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal process, equipment, goods or materials of any kind.

**BUILDING COVERAGE** The ratio of the horizontal area of all principal and accessory buildings measured from the exterior surface of the exterior walls of the ground floor on a lot to the total lot area.

**IMPERVIOUS SURFACE** Any material which generally reduces or prevents absorption of stormwater into the ground, including but not limited to buildings, parking areas, driveways, sidewalks, paving, decks and patios, but excluding outdoor swimming pools accessory to one- or two-family dwellings. All required parking areas that are permitted to remain unimproved and all gravel areas shall be considered as impervious surfaces.

Therefore I cannot approve this application as it requires:

- Bulk variance: Building coverage exceeds 20% as proposed is 32% per plans
- Bulk variance: Lot coverage exceeding 45% as proposed is 53% per plans
- Bulk variance: addition does not meet 25' front yard setback
- Bulk variance: addition does not meet 6' side yard setback and 14' combined
- Bulk variance: 2 story rear addition does not meet side yard setbacks of 6' and 14' combined
- Use variance: Floor Area Ratio exceeds 50% with finished basement, 2<sup>nd</sup> floor addition and ½ attic being finished per plan.

Should you wish to seek variance relief from the Zoning Board, you may contact the Secretary to the Zoning Board, Ms. Amanda Waters, at the Municipal Building Room 203 or at 973-680-4012 or [awaters@bloomfieldtwpnj.com](mailto:awaters@bloomfieldtwpnj.com).

Any questions feel free to reach out.

Thank you



Robert Beese, Senior Deputy Zoning Officer  
Township of Bloomfield  
1 Municipal Plaza, Room 105  
Bloomfield, New Jersey 07003  
E-mail: [rbeese@bloomfieldtwpnj.com](mailto:rbeese@bloomfieldtwpnj.com)

**Owners Statement # 6 on the checklist**

- a. Date of acquisition of property, and from whom.
- b. The number of existing and proposed dwelling units.
- c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).
- d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.

a. I Michah Tucker purchased the property located at  
860 Broad Street  
(Property address)  
on 9/11/2014 from Seth Pilipski  
(Date) (Name of the person you purchased the property from)

b. There is/are 1 existing dwelling(s), 1 proposed.  
(how many?) (how many?)

c. Check one:

I/We  are under contract to purchase any adjoining lands. Include the Block and Lot numbers. Block \_\_\_\_\_ Lot \_\_\_\_\_

I/We  are NOT under contract to purchase any adjoining lands.

d. This application  is accompanied by a separate application for subdivision.  
This application  is NOT accompanied by a separate application for subdivision.

  
Signature

8/25/2025  
Date

# Township of Bloomfield

1 Municipal Plaze, Bloomfield, NJ 07003 | 973-680-4000 | Monday - Friday 8:30 am to 4:30 pm

[Home](#)

[Register](#)

BLOOMFIELD, NJ 07003

Exempt Value 0

Total Assessed Value 317,500

Additional Lots

Special Taxing Districts

Deductions 0

[Property Tax](#)

[Utilities](#)

[View Current Bill](#)

[Projected Interest](#)

[Tax Rates](#)

[PAS-1 Form Info](#)

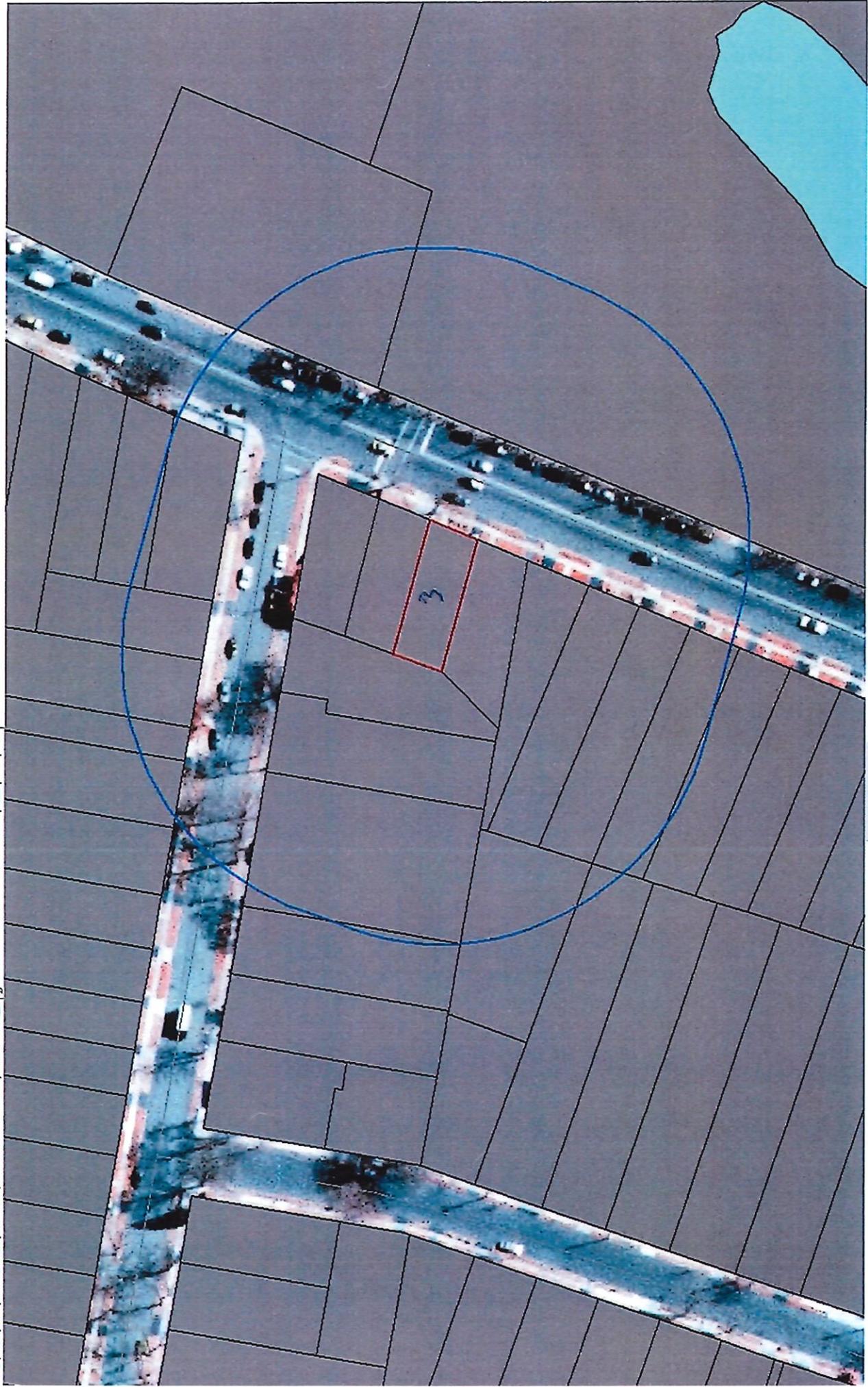
Last Payment: 08/05/2025

Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2025	02/01/2025	Tax	2,692.40	0.00	0.00	0.00	Paid
2025	05/01/2025	Tax	2,692.40	0.00	0.00	0.00	Paid
2025	08/01/2025	Tax	2,890.84	0.00	0.00	0.00	Paid
<b>Total 2025</b>			<b>8,275.64</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
2024	02/01/2024	Tax	2,593.98	0.00	0.00	0.00	Paid
2024	05/01/2024	Tax	2,593.97	0.00	0.00	0.00	Paid
2024	08/01/2024	Tax	2,773.37	0.00	0.00	0.00	Paid
2024	11/01/2024	Tax	2,808.28	0.00	0.00	0.00	Paid
<b>Total 2024</b>			<b>10,769.60</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
2023	02/01/2023	Tax	2,541.59	0.00	0.00	0.00	Paid
2023	05/01/2023	Tax	2,541.59	0.00	0.00	0.00	Paid
2023	08/01/2023	Tax	2,646.36	0.00	0.00	0.00	Paid
2023	11/01/2023	Tax	2,646.36	0.00	0.00	0.00	Paid
<b>Total 2023</b>			<b>10,375.90</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

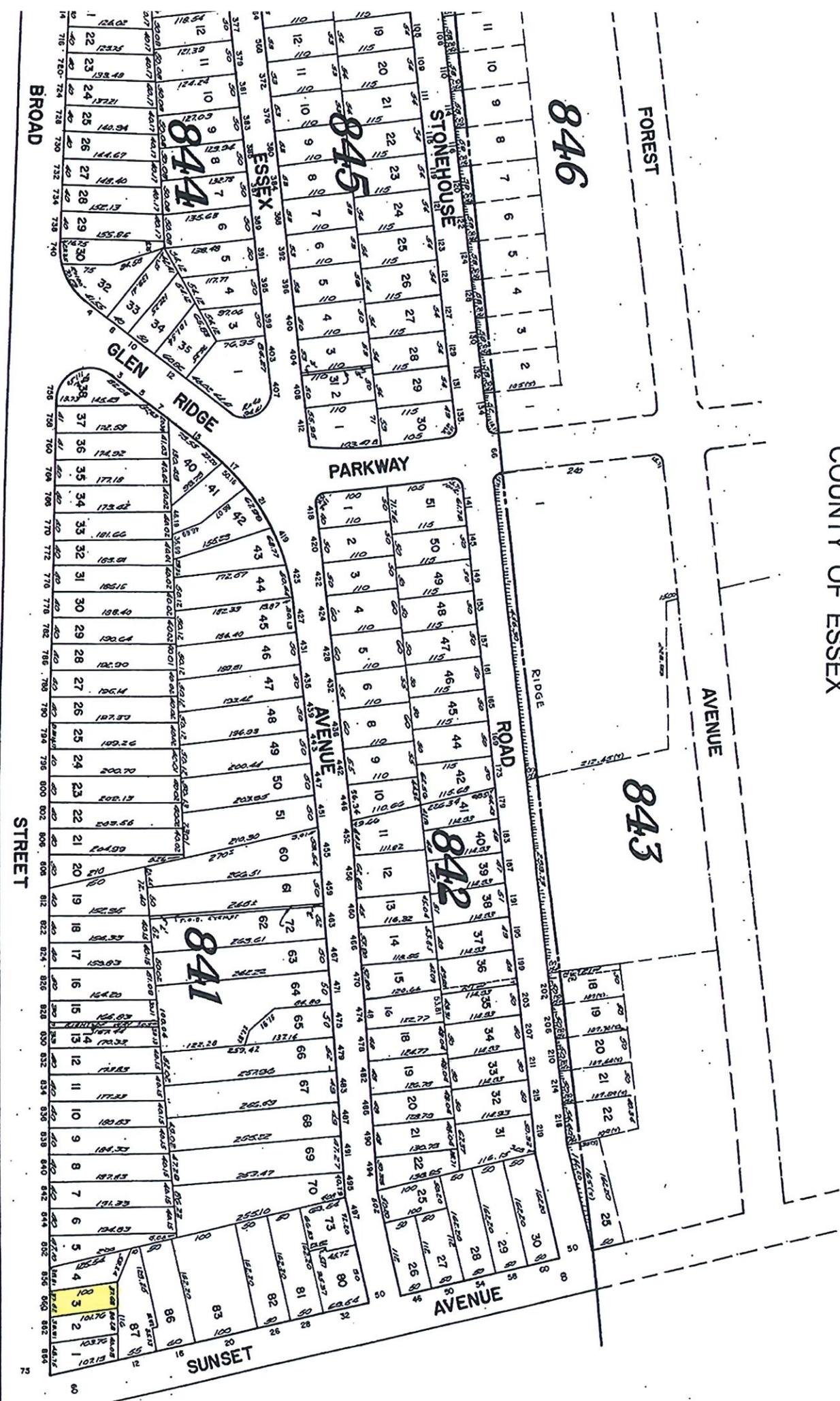
Township of Bloomfield, NJ  
Need help? Contact  
The Tax Office



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DUNWIGHT OF GLEN RIDGE  
COUNTY OF ESSEX



BROAD

GLEN RIDGE

ESSEX

PARKWAY

AVENUE

STREET

SUNSET

SHEET 32

TAY

Block Lot	Property Location		Property Class	Owner		Zip Code
	Additional Lot	Qual		Address	City, State	
841 1	8 SUNSET AVENUE		2	HOLLOWAY, VICKIE M. 8 SUNSET AVENUE BLOOMFIELD, NJ		07003
841 2	862 BROAD STREET		2	MARRERO, CARLOS M.&MARTINEZ,NOELLA 862 BROAD STREET BLOOMFIELD, NJ		07003
841 4	856 BROAD STREET		2	KEMP, TYRONE & DEIDRE 856 BROAD STREET BLOOMFIELD, NJ		07003
841 5	852 BROAD STREET		2	TRAVERS, BRIAN & LILIANA 852 BROAD STREET BLOOMFIELD, NJ		07003
841 6	844 BROAD STREET		2	HERRERA, ALEXANDRA 844 BROAD ST BLOOMFIELD, NJ		07003
841 7	842 BROAD STREET		2	VARGAS, JOSE ANTONIO & NANCY 842 BROAD STREET BLOOMFIELD, NJ		07003
841 8	840 BROAD STREET		2	MUNOZ, ARMANDO & RUDO, RAYDEL 840 BROAD ST BLOOMFIELD, NJ		07003
841 9	838 BROAD STREET		2	GIALANELLA, JOHN R.JR. 838 BROAD STREET BLOOMFIELD, NJ		07003
841 69	491 ESSEX AVENUE		2	PATTAMASINGCHAI,KAMONTHIP 491 ESSEX AVENUE BLOOMFIELD, NJ		07003
841 70	495 ESSEX AVENUE		2	ELSHAFIE,MOHAMED & STA.IGLESLIA,IVY 495 ESSEX AVENUE BLOOMFIELD, NJ		07003
841 82	26 SUNSET AVENUE		2	ADLEMAN, DAVID & KAISER, ASTRID 26 SUNSET AVENUE BLOOMFIELD, NJ		07003
841 83	20-24 SUNSET AVENUE		2	HILT, GARY D. + GARNER, PATRICK J. 20 SUNSET AVENUE BLOOMFIELD, NJ		07003
841 86	16 SUNSET AVENUE		2	FAN, QING LIAN & WU, JI NAN 16 SUNSET AVENUE BLOOMFIELD, NJ		07003

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
841 87	12 SUNSET AVENUE	2	ISSAC, REX 12 SUNSET AVENUE BLOOMFIELD, NJ	07003
871 20	799 BROAD ST + REAR 65,70:902,20	1	GLEN RIDGE COUNTRY CLUB 555 RIDGEWOOD AVENUE GLEN RIDGE, NJ	07028
871 40	879 BROAD ST.	4C	GLEN RIDGE GARDENS,LLC 36 EAST DRIVE LIVINGSTON, NJ	07039
931 17	17-21 SUNSET AVENUE 19	2	PIZARRO, JORGE P. 21 SUNSET AVENUE BLOOMFIELD, NJ	07003
931 20	15 SUNSET AVENUE	2	FOTINOS, ANASTASIOS 15 SUNSET AVE BLOOMFIELD, NJ	07003
931 22	11 SUNSET AVENUE	2	LOPEZ, DAVID & MOY, ROSEANN 11 SUNSET AVE BLOOMFIELD, NJ	07003
931 24	870-874 BROAD STREET	4A	ORJETTA DIGENNARO REVOCABLE TR 488 WEYMOUTH DRIVE WYCKOFF, NJ	07481
931 25	876 BROAD STREET	2	RODRIGUES, F. A. & DEMATOS, ELOISA A. 876 BROAD STREET BLOOMFIELD, NJ	07003

TOWNSHIP OF  
BLOOMFIELD PUBLIC  
UTILITY LIST

Township of Bloomfield  
Municipal Clerk  
1 Municipal Plaza  
Bloomfield, NJ 07003

PSEG  
Manager - Corporation Properties  
80 Park Plaza T-68  
Newark, NJ 07102

New Jersey Turnpike Authority  
PO Box 5042, 581 Main Street  
Woodbridge, NJ 07095

Passaic Valley Water Commission  
1525 Main Avenue  
PO Box 230  
Clifton, NJ 07015

City of Newark Water Bureau  
1294 McBride Avenue  
Little Falls, NJ 07424

North Jersey Dist. Water Supply Comm.  
741 Ringwood Avenue  
Wanaque, NJ 07465

Transcontinental Gas Pipelines  
PO Box 2400  
Tulsa, OK 74102

Township of Bloomfield  
Sub. Cable/Comcast  
800 Rahway Avenue  
Union, NJ 07083

TOWNSHIP OF  
BLOOMFIELD PUBLIC  
UTILITY LIST

Verizon  
PO Box 152206  
Irving, TX 75015

Passaic Valley Sewage Commission  
600 Wilson Avenue  
Newark, NJ 07105

County of Essex  
County Clerk  
Hall of Records  
465 Dr. Martin Luther King, Jr. Blvd.  
Newark, NJ 07102

Norfolk Southern RR Corporation  
3 Commercial Place  
Norfolk, VA 23510

**You MUST mail a  
notice to all of these  
public utilities along  
with the property  
owners within 200  
square feet.**