

**October 16, 2025**

Zoning Board of Adjustment

Township of Bloomfield

1 Municipal Plaza

Bloomfield, NJ 07003

**Re: Variance Application – 45 North End Terrace**

Dear Members of the Board,

We are writing to respectfully request a variance for our home at 45 North End Terrace to allow the conversion of a portion of our existing garage into finished living space. The proposed change will accommodate a mudroom and part of a first-floor laundry room. While this will reduce the garage's interior area so that it no longer meets the required dimensions for a single vehicle, we wish to note that we do not currently use the garage for parking, nor do most homes in our Oakview neighborhood. Both of our cars fit comfortably in our existing driveway without any impact on street parking or neighborhood character.

This modification is part of a larger renovation and addition designed to help our multigenerational family remain in our home long-term. The project extends the existing structure to include a new family room and kitchen on the first floor, an ensuite bedroom for my mother, who provides daily childcare support, and a primary suite and office on the second floor. The mudroom will provide much-needed storage and organization space for our growing family, while the first-floor laundry is an important feature for accessibility as my mother ages and continues to help with childcare.

The improvements we are undertaking will enhance the function of the home without altering its exterior appearance or expanding its footprint. The only visible change will be the addition of a new entry door, designed to blend seamlessly with the existing façade and surrounding homes.

We love our Oakview neighborhood and hope to remain here for many years to come. Our family is deeply invested in maintaining and improving our home in a way that aligns with the character of the community. We sincerely appreciate your time and consideration of our application and are happy to provide any additional information the Board may need.

Warm regards,

**Felicia & David Bellinger**

45 North End Terrace

Bloomfield, NJ 07003

## Instructions for completing the Variance Application Checklist

Variance Checklist		Submitted	Waiver Requested
<p>1. <b>Along with the 3 page Standard Development Application:</b>  <b>SUBMIT</b></p> <p>a. Area Map - copy of an area map showing all lots within 200 feet of the property.</p> <p>b. 200 foot list - list of names, addresses, lot and block numbers, as they appear on the official tax records of the Township, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law.</p> <p>c. Survey - copy of professional survey, signed and sealed, at a scale not smaller than 1 inch = 100 feet nor larger than 1/8 inch = 1 foot; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines. <b>If the survey is more than one year old</b>, attach a certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance. If the survey is not accurate, a new accurate survey must be submitted.</p> <p>d. Certification that taxes are paid.</p>	✓		
<p>2. <b>Subdivision</b> - copies of subdivision, site plan or conditional use applications when applicable.</p>	N/A		
<p>3. <b>Proposed Structures</b> - location, dimensions and area in square feet of all existing and proposed structures, including subsurface structures, with front, side and rear yard setbacks.</p>	✓		
<p>4. <b>Floor plans</b> - showing existing and proposed layout of buildings and elevations for all sides of all buildings on the lot <b>which may be altered or constructed</b>.</p>	✓		
<p>5. <b>Chart of the zoning requirements</b> - for the zone, including existing and proposed uses and conditions, with variances indicated.</p>	✓		
<p>6. <b>Owners Statement</b> - a statement containing the following information:</p> <p>a. Date of acquisition of property, and from whom.</p> <p>b. The number of existing and proposed dwelling units.</p> <p>c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).</p> <p>d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.</p> <p>e. <b>If the owner is a corporation</b> - A corporation or partnership shall list the names and addresses of all stockholders or individual partners owning at least 10% of its</p>	✓		

PR  
6  
5  
3  
6  
5  
6  
1  
4  
2  
2  
2

	<p>stock of any class or at least 10% of the interest in the partnership, as the case may be. If a corporation or partnership owns 10% or more of the stock of a corporation, or 10% or greater interest in a partnership, subject to disclosure pursuant to the previous paragraph, that corporation or partnership shall list the names and addresses of its stockholders holding 10% or more of its stock or of 10% or greater interest in the partnership, as the case may be, and this requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10% ownership criterion have been listed.</p>		
7.	<p><b>Submitting the application - <u>In total you will submit:</u></b></p> <ul style="list-style-type: none"><li>a. The original hard copy application packet which must include all applicable items outlined in the checklist, a copy of any denial letter from the zoning officer if applicable, property survey (standard size), professional plans (standard size), exhibits, photos and any other supporting documentation. You may submit a cover letter describing your project. The 3 page <b>Standard Development Application</b> must be signed, notarized and sealed.</li><li>b. A digital file of the original application packet including plans.</li><li>c. <b>Hardcopy files</b> – how many and specifics: <b>Planning or Zoning Board</b> – 5 copies of the original application packet, architect and/or engineering plans (standard size 24 X 36), property survey and any exhibits or photos. Plans <b>MUST</b> be folded, signed and sealed.</li><li>d. Two checks, <b>made payable to the Township of Bloomfield</b>, one for the <b>application fee</b> and one for the <b>escrow fee</b>.</li></ul>	✓	
8.	<p><b>Fees</b></p> <ul style="list-style-type: none"><li>a. <b>Application fees</b> - are non-refundable.</li><li>b. <b>Escrow fees</b> - the escrow fees are used to pay the board's professional consultants such as the board engineer and board attorney. If your application requires additional escrow funds, it is your responsibility to replenish the account and you will be contacted to make a payment. If there are escrow funds remaining in your account at the completion of the board's work, and if all invoices have been paid, the balance will be refunded to you.</li></ul>	✓	
9.	<p><b>Serving Notice</b> - At least 10 days prior to the meeting (<b>can be done sooner but not later</b>), the applicant shall serve prescribed notice on all owners of the properties within 200 feet. <b>Note:</b> This may require the inclusion of an adjoining municipality; specified utilities; the County Planning Board when county roads or lands are involved; and the Commissioner of Transportation of the State of New Jersey when a state or interstate highway is involved. Notice shall be served to those persons or entities listed in the 200 foot list and list of utilities by certified mail (return receipt green card <b>is not</b> required).</p>		

## 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				
Date Filed:		Date Deemed Complete:		Application No:
<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 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 Felicia and David Bellinger			Address 45 North End Terrace	
City Bloomfield	State NJ	Zip 07003	Telephone 413-313-5378	Fax -
<b>2. PROPERTY OWNER (if other than applicant)</b>				
Name Same			Address	
City	State	Zip	Telephone	Fax
<b>3. SUBJECT PROPERTY (attach additional sheets if necessary)</b>				
Street Address 45 NORTH END TERRACE			Block(s) and Lot(s) Numbers LOT 35 / BLOCK 1455	
Site Acreage and Square Footage .15 / 6572 sq.		Zone District(s) R-1A		Tax Sheet Nos.

Please print your email address \_\_\_\_\_

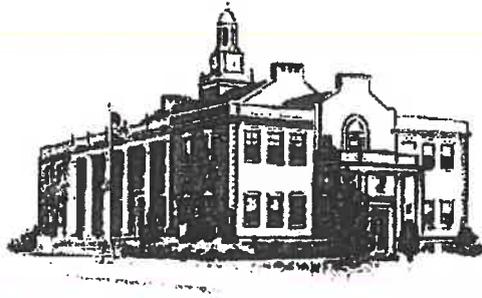
BLOOMFIELD CODE

Present Use - how is the area currently being used? <b>SINGLE FAMILY RESIDENTIAL, Two Story single family dwelling</b>			
Proposed Development Name and Nature of Use <b>N/A Home renovation going into garage</b>			
Number of New Buildings <b>N/A</b>	Square Feet of New Building(s) <b>N/A</b>	Height <b>26'-8"</b>	% of Lot to be Covered by Buildings <b>19.5%</b>
% of Lot to be Covered by Pavement <b>37.5%</b>	Number of Parking Spaces and Dimensions <b>2-TANDEM IN DRIVE</b>	Dimensions of Loading Area(s) <b>N/A</b>	
Exterior Construction Material/Design <b>SPRING 8'-10" x 39'-9"</b>			
Total Cost of Building and Site Improvements	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>N/A</b>	Are Any Structures to be Removed? <b>N/A</b>	Number of Proposed Signs and Dimensions <b>N/A</b>	
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards.		Is the Property Within 200 feet of an Adjacent Municipality? If so, which. <b>N/A</b>	
4. Are there any existing or proposed deed restrictions or covenants? Please detail. <b>No</b>			
5. HISTORY OF PAST APPROVALS <input type="checkbox"/> Check here if none			
	APPROVED	DENIED	DATE
Subdivision			
Site Plan			
Variance(s)			
Building Permit	<b>X</b>		
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			
City	State	Zip	Telephone	License #	
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		
 Signature of Applicant			11/11/25		
Property Owner Authorizing Application if Other Than Applicant			 Notary Public		

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**

September 23, 2025

David Bellinger  
 Felicia Bellinger  
 45 North End Terrace  
 Bloomfield NJ 07003

Re: 45 North End Terrace  
 Zoning Permit: 25-0795

Dear Owner:

I have reviewed your updated plans that call for converting part of the garage into a mudroom and laundry room.

Please note that this would require a variance from the zoning board to convert part of the garage into habitable space.

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

**315-41 Specific off-street parking requirements.**

A. Residential uses. All residential uses involving an application for development shall comply with the off-street parking requirements of the New Jersey Residential Site Improvement Standards (RSIS), as amended. The following requirements shall apply to new or expanded residential uses for which no application for development (site plan or subdivision) is required:

(1) One- and two-family dwellings shall provide two parking spaces per dwelling unit, at least one of which shall be located within an enclosed garage.

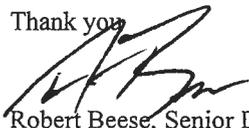
Therefore I cannot approve this application as it requires:

- Bulk variance: does not meet parking requirement

Any questions feel free to reach out.

If you wish to apply for a bulk variance please contact Ms. Amanda Waters in room 203 for the variance paperwork.

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 David & Felicia Bellinger purchased the property located at  
45 North End Terrace Bloomfield, NJ 07003  
(Property address)  
on 07/07/2017 from Laura & Ilgaz Utkan Celik.  
(Date) (Name of the person you purchased the property from)

b. There is/are 1 existing dwelling(s), 0 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.

Felicia Bellinger  
Signature

11/10/25  
Date

BLQ: 1455. 35.  
Owner Name: BELLINGER, DAVID & FELICIA

Tax Year: 2025 to 2025  
Property Location: 45 NORTH END TERRACE

Tax Year: 2025	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	3,480.20	3,480.19	3,736.69	3,621.78	14,318.86
Payments:	3,480.20	3,480.19	3,736.69	0.00	10,697.08
Balance:	0.00	0.00	0.00	3,621.78	3,621.78

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2025 Prin Balance
		Original Billed						14,318.86		14,318.86
02/03/25	1	Payment	001	MULTIPLE	CK	99180 6992	CORELOG	3,480.20	0.00	10,838.66
		CORELOGIC								
05/07/25	2	Payment	001	MULTIPLE	CK	100735 6984	CORELOG	3,480.19	0.00	7,358.47
		CORELOGIC								
08/05/25	3	Payment	001	MULTIPLE	CK	102172 6772	CORELOGIC	3,736.69	0.00	3,621.78
		CORELOGIC								

Total Principal Balance for Tax Years in Range: 3,621.78

TAX COLLECTOR  
TOWNSHIP OF BLOOMFIELD  
1 MUNICIPAL PLAZA  
BLOOMFIELD, NJ 07003

David Tax Assessor  
\$10.00

1 Municipal Plaza  
Room 106  
Bloomfield, NJ 07003-3487  
www.bloomfieldtwpnj.com



dlois@bloomfieldtwpnj.com  
Telephone: (973) 680-4021  
Fax: (973) 680-4046

RECEIVED  
ASSESSMENT DEPT.  
OCT 31 REC'D  
BLOOMFIELD, NJ

Township of Bloomfield  
Tax Assessor

PROPERTY LIST REQUEST

The following form should be submitted to the Tax Assessor in order to obtain a 200 foot property list in anticipation of a Planning or Zoning Board application and the notice required.

A fee of \$10 (check/money order payable to the Township of Bloomfield) is required and due when the list is picked up from the Assessor's office. Staff will contact you when the list is complete.

I am requesting a list of property owners within two hundred feet of the following subject property:

ADDRESS: 45 North End Terrace Bloomfield, NJ 07003

OWNER: David & Felicia Bellinger

BLOCK(S): 1455 LOT(S): 35

REQUESTER'S NAME: Felicia Bellinger

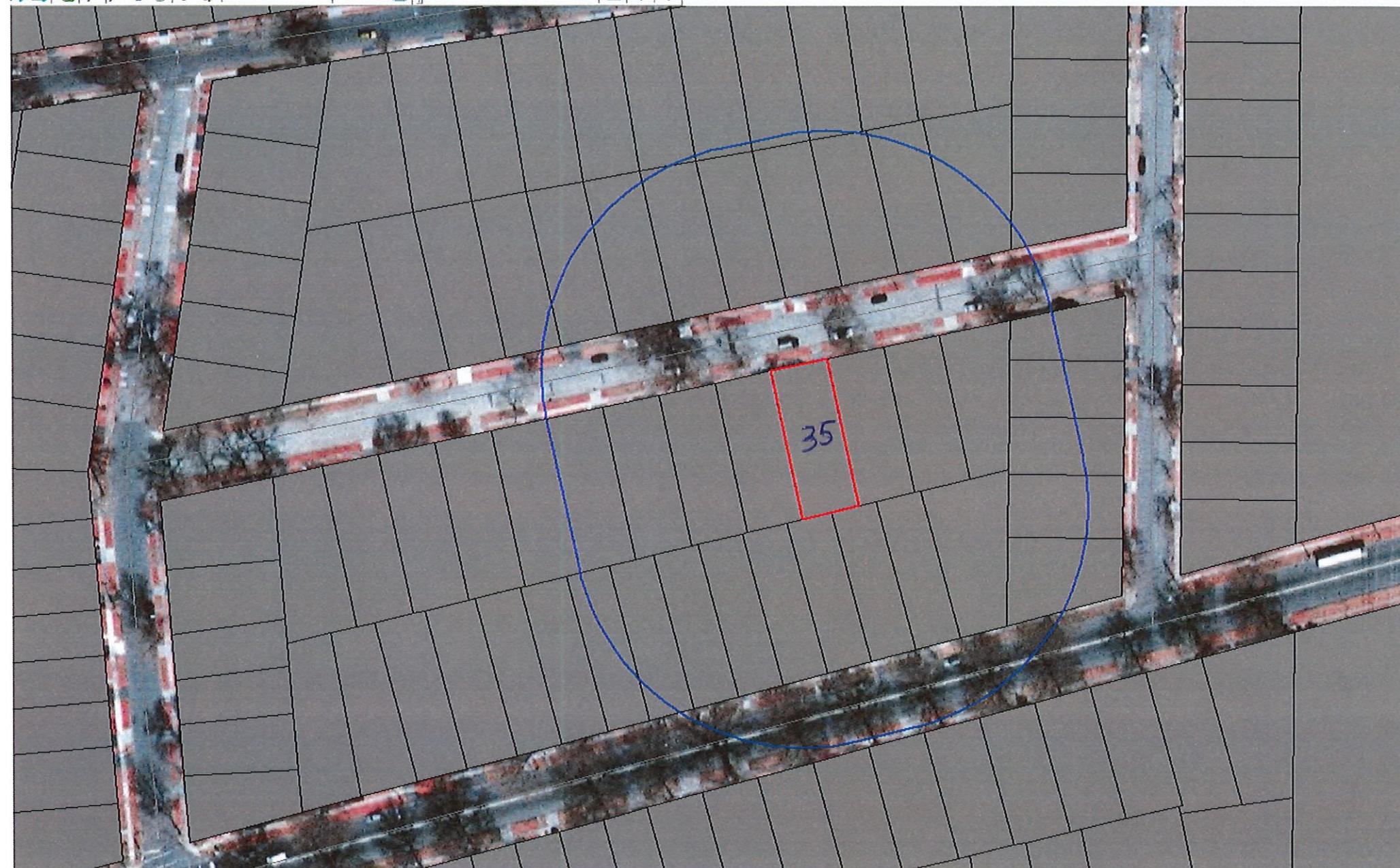
ADDRESS: 45 North End Terrace Bloomfield, NJ 07003

EMAIL: F.OCONNOR11@GMAIL.COM TELEPHONE: 413-313-5378

Felicia Bellinger 10/31/25  
Signature of Requester Date

ASSESSOR  
MUNICIPAL PLAZA  
BLOOMFIELD, NJ 07003-3487

FOR OFFICE USE ONLY:  
ASSESSOR  
MUNICIPAL PLAZA  
BLOOMFIELD, NJ 07003-3487  
Received: 11/3/25  
Completed: \_\_\_\_\_



<u>Block Lot Qual</u>	<u>Property Location Additional Lot Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
1454 12	26 NORTH END TERRACE	2	BECK, LAUREN 26 N END TER BLOOMFIELD, NJ	07003
1454 13	30 NORTH END TERRACE	2	HERNANDEZ-MEDINA, JONATHAN A & KELLY 30 N END TER BLOOMFIELD, NJ	07003
1454 14	34 NORTH END TERRACE	2	DORIAN, ASHLEY E & STORFER, JONATHAN 34 N END TER BLOOMFIELD, NJ	07003
1454 15	38 NORTH END TERRACE	2	STORM, ERIC & CARLEY 38 NORTH END TERRACE BLOOMFIELD, NJ	07003
1454 17	42 NORTH END TERRACE	2	CICCHINO, JOSEPH, JR. + COELHO, KARINA G 42 NORTH END TERRACE BLOOMFIELD, NJ	07003
1454 18	46 NORTH END TERRACE	2	SAN GIOVANNI, LOUIS & BEVERLY 46 NORTH END TERRACE BLOOMFIELD, NJ	07003
1454 19	50 NORTH END TERRACE	2	OH, SHELLY & LEE, JAE KWON 50 N END TER BLOOMFIELD, NJ	07003
1454 21	54 NORTH END TERRACE	2	BELL, JOHN & LINDA 54 NORTH END TERRACE BLOOMFIELD, NJ	07003
1454 22	58 NORTH END TERRACE	2	CECIRE, JASON & KAREN 58 NORTH END TERRACE BLOOMFIELD, NJ	07003
1454 23	24 BOLTEN PLACE	2	FOLEY, TIMOTHY P. & TRACY A. 24 BOLTEN PLACE BLOOMFIELD, NJ	07003
1454 31	231 SYLVAN ROAD	2	RUSDI, SURATMAN & NURVIVAWATHY 231 SYLVAN ROAD BLOOMFIELD, NJ	07003
1454 33	227 SYLVAN ROAD	2	ATIE, ADEL & RAMOS, JEANNE A. 227 SYLVAN ROAD BLOOMFIELD, NJ	07003
1454 34	223 SYLVAN ROAD	2	RICCA, JEAN 223 SYLVAN ROAD BLOOMFIELD, NJ	07003

<u>Block Lot Qual</u>	<u>Property Location Additional Lot Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
1454 35	219 SYLVAN ROAD	2	MONTEMAYOR,DESMOND + ANGELINA 219 SYLVAN ROAD BLOOMFIELD, NJ	07003
1454 37	215 SYLVAN ROAD	2	BAJRUSHI,ARDIANA & XHAKLI,KASTROIT 215 SYLVAN ROAD BLOOMFIELD, NJ	07003
1455 15	206 WEST PASSAIC AVENUE	2	PURCELL, NICHOLAS J.& SUSAN E. 206 WEST PASSAIC AVENUE BLOOMFIELD, NJ	07003
1455 16	208 WEST PASSAIC AVENUE	2	BOYLE,MARTHA M.VETS.ELIG.TRUST 208 W PASSAIC AVE BLOOMFIELD, NJ	07003
1455 17	210 WEST PASSAIC AVENUE	2	BOROWY, MARY ELLEN 210 WEST PASSAIC AVENUE BLOOMFIELD, NJ	07003
1455 18	214 WEST PASSAIC AVENUE	2	CONSUL, ERLINDA D. 214 WEST PASSAIC AVENUE BLOOMFIELD, NJ	07003
1455 19	216 WEST PASSAIC AVENUE	2	DE LOATCH, PAUL & CHRISTY 216 WEST PASSAIC AVENUE BLOOMFIELD, NJ	07003
1455 20	218 WEST PASSAIC AVENUE	2	SAGET, IRVING 218 WEST PASSAIC AVE BLOOMFIELD, NJ	07003
1455 21	220 WEST PASSAIC AVENUE	2	ONOVE, RYAN & SCHWARTZ, HANA 220 W PASSAIC AVE BLOOMFIELD, NJ	07003
1455 22	224 WEST PASSAIC AVENUE	2	GIULIANO, DANIEL P.& ANTOINETTE 224 WEST PASSAIC AVENUE BLOOMFIELD, NJ	07003
1455 23	226 WEST PASSAIC AVENUE	2	MUELLER, WALTER & JOHANNA 226 WEST PASSAIC AVENUE BLOOMFIELD, NJ	07003
1455 25	2 BOLTEN PLACE	2	KALLAY, MICHAEL S.JR.& TERESSA 2 BOLTEN PLACE BLOOMFIELD, NJ	07003
1455 26	6 BOLTEN PLACE	2	TONJES, GEORGE & JUDITH H. 6 BOLTEN PLACE BLOOMFIELD, NJ	07003

<u>Block Lot Qual</u>	<u>Property Location Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
1455 27	10 BOLTEN PLACE	2	POLOFSKY, ELI & PENINA 10 BOLTEN PL BLOOMFIELD, NJ	07003
1455 28	14 BOLTEN PLACE	2	ORNEGRI, JOSEF P. & MADELINE 14 BOLTEN PLACE BLOOMFIELD, NJ	07003
1455 30	18 BOLTEN PLACE	2	HAMAID, JOHN J. JR. 18 BOLTEN PLACE BLOOMFIELD, NJ	07003
1455 31	57 NORTH END TERRACE	2	PIEGARO, GREGORY & EILEEN 57 NORTH END TERRACE BLOOMFIELD, NJ	07003
1455 32	53 NORTH END TERRACE	2	MARTIN, DEIRDRE A & PATRICK F 53 NORTH END TERRACE BLOOMFIELD, NJ	07003
1455 33	49 NORTH END TERRACE	2	RACHWALSKI, JOSEPH & LINDA 49 NORTH END TERRACE BLOOMFIELD, NJ	07003
1455 36	41 NORTH END TERRACE	2	BRETZ, WILLIAM C. & GAIL D. 41 NORTH END TERRACE BLOOMFIELD, NJ	07003
1455 37	37 NORTH END TERRACE	2	MURAWINSKI, DAVID & LISA 37 NORTH END TERRACE BLOOMFIELD, NJ	07003
1455 38	33 NORTH END TERRACE	2	CHAVEZ, ISAAC & REBECCA 33 NORTH END TERRACE BLOOMFIELD, NJ	07003
1455 40	29 NORTH END TERRACE	2	SPANGENBERG, DIANA 29 NORTH END TERRACE BLOOMFIELD, NJ	07003
1455 41	25 NORTH END TERRACE	2	ORLANDO, JEFFREY S. & NONA 25 NORTH END TERRACE BLOOMFIELD, NJ	07003

TOWNSHIP OF  
BLOOMFIELD PUBLIC  
UTILITY LIST

TOWNSHIP OF  
BLOOMFIELD PUBLIC  
UTILITY LIST

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

Verizon  
PO Box 152206  
Irving, TX 75015

PSEG  
Manager - Corporation Properties  
80 Park Plaza T-6B  
Newark, NJ 07102

Passaic Valley Sewage Commission  
600 Wilson Avenue  
Newark, NJ 07105

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

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

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

Norfolk Southern RR Corporation  
3 Commercial Place  
Norfolk, VA 23510

North Jersey Dist Water Supply Commu  
741 Ringwood Avenue  
Wanaque, NJ 07465  
Transcontinental Gas Pipelines  
PO Box 2400  
Tulsa, OK 74102

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

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



## GENERAL NOTES

SCOPE OF WORK:  
TWO-STORY REAR ADDITION TO EXPAND THE KITCHEN AND LIVING SPACES AND ADD A MUDROOM, AS WELL AS CREATE A NEW PRIMARY BEDROOM AND BATH ON THE 2ND FLOOR.

- NO CHANGE TO USE GROUP.
- ALL REFERENCES TO THE BUILDING CODE REFER TO THE NEW JERSEY EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, 2021. ALL ASPECTS OF THIS PROJECT MUST MEET THE IRC 2021 REQUIREMENTS.
- ALL WORK IS TO COMPLY WITH ALL BUILDING CODES AND ZONING ORDINANCES ADOPTED BY THE TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY, AND ALL STATE LABOR LAWS AND REGULATIONS.
- THE GENERAL CONTRACTOR SHALL OBTAIN A WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. PERMIT SHALL BE PROPERLY DISPLAYED AT THE WORK SITE.
- CONTRACTOR IS TO VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO STARTING WORK. ANY DISCREPANCIES BETWEEN THE DRAWINGS OR FIELD CONDITIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION AND CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- JOB SITE IS TO BE KEPT REASONABLY CLEAN AND KEPT FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND TRASH DURING THE ENTIRE CONSTRUCTION PERIOD. REMOVE CRATES, CARTONS AND OTHER FLAMMABLE WASTE MATERIALS OR TRASH FROM THE WORK AREAS AT THE END OF EACH WORKING DAY. PRIOR TO FINAL ACCEPTANCE OF WORK BY HOMEOWNER, THE ENTIRE WORK AREA AND AREAS AFFECTED BY WORK MUST BE CLEANED AND FREE FROM ANY TRASH, MATERIAL WASTE, EXCESS DUST OR MARKINGS ON FINISHED SURFACES. UNFINISHED SPACES SHALL BE LEFT FREE FROM TRASH, LOOSE PLASTER, MORTAR DRIPPINGS, EXTRANEIOUS CONSTRUCTION MATERIALS, DIRT AND DUST.
- THE GENERAL CONTRACTOR SHALL CO-ORDINATE AND SUPERVISE THE WORK OF ALL CONTRACTORS AND SUB-CONTRACTORS. S/HE SHALL BE RESPONSIBLE FOR GIVING ALL TRADES SUCH INFORMATION, PLANS OR DETAILS AS MAY BE REQUIRED FOR THE PROPER INSTALLATION AND COMPLETION OF THEIR WORK. ALL MATERIALS SHALL BE ORDERED SUFFICIENTLY AHEAD OF TIME SO THAT WORK CAN PROCEED ON SCHEDULE.
- THE CONTRACTOR AND SUB-CONTRACTORS SHALL MAKE APPLICATION FOR, OBTAIN AND PAY FOR PERMITS UNDER THEIR RESPECTIVE DIVISIONS OF WORK. THE GENERAL CONTRACTOR SHALL OBTAIN A CERTIFICATE OF OCCUPANCY.
- TEMPORARY LIGHTING, WARNING SIGNS, LEGAL AND NECESSARY GUARD RAILS AND BARRIERS SHALL BE PROVIDED AND ERECTED BY THE CONTRACTOR DURING THE PROGRESS OF WORK.
- ALL WORK IS TO BE DONE BY SKILLED MECHANICS IN A WORKMANLIKE MANNER, SET STRAIGHT AND PLUMB IN ACCORDANCE WITH BEST TRADE PRACTICES.
- ALL MATERIALS USED TO BE OF FIRST QUALITY FREE FROM DEFECTS.
- CONTRACTOR REQUIRED TO PROVIDE HOMEOWNER WITH PROOF OF INSURANCE.
- PRIOR TO THE COMPLETION OF THE WORK, THE G.C. SHALL FURNISH THE HOMEOWNER WITH A COMPLETE SET OF MANUFACTURERS' CATALOGS, OPERATING INSTRUCTIONS AND SIMILAR DATA AND ALL GUARANTEES FOR ALL EQUIPMENT AND OPERABLE DEVICES FURNISHED OR INSTALLED BY THE G.C. IN THIS CONSTRUCTION, AND SHALL ORIENT AND INSTRUCT THE HOMEOWNER IN THE OPERATION OF ALL SUCH EQUIPMENT.
- THE PROJECT HAS BEEN DESIGNED AND DETAILED FOR THE SPECIFIC MATERIALS AND EQUIPMENT SPECIFIED. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. IF THE SPECIFIED MATERIAL IS NOT AVAILABLE, THE CONTRACTOR SHALL PROPOSE AN ALTERNATE MATERIAL, AND PROVIDE DRAWINGS, SAMPLES, SPECIFICATIONS, MANUF. LITERATURE, PERFORMANCE DATA, ETC. IN ORDER THAT THE ARCHITECT CAN EVALUATE THE PROPOSED SUBSTITUTION. IF THE SUBSTITUTION AFFECTS A CORRELATED FUNCTION, ADJACENT CONSTRUCTION OR THE WORK OF ANY OTHER CONTRACTOR OR TRADE, THE NECESSARY CHANGES AND MODIFICATIONS TO THE AFFECTED WORK SHALL BE ACCOMPLISHED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL EXPENSE TO HOMEOWNER.
- ALL THE ARCHITECT'S DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL; ANY WORK SHOWN OR REFERRED TO ON ANY ONE DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DRAWINGS, UNLESS OTHERWISE SPECIFIED. IF ANY DISCREPANCIES OCCUR IN THESE DRAWINGS, THE HIGHER QUALITY PRODUCT OR PROCEDURE SHALL SUPERCEDE. FULL SIZE OR LARGE SCALE DETAILS OR DRAWINGS SHALL GOVERN SMALL SCALE DRAWINGS THAT THEY ARE INTENDED TO AMPLIFY.

16. THE CONTRACTOR SHALL SUBMIT ALL FABRICATION, SHOP DRAWINGS, SAMPLES, AND FIXTURE CUTS OR THE ARCHITECT'S REVIEW AS REQUIRED AND/OR INDICATED ON DRAWINGS. THE ARCHITECT'S REVIEW SHALL NOT BE CONSTRUED AS AN INDICATION THAT SUBMITTAL IS CORRECT OR SUITABLE NOR THAT WORK REPRESENTED BY SUBMITTAL COMPLIES WITH THE DRAWINGS, EXCEPT AS TO MATTERS OF FINISH, COLOR OR OTHER AESTHETIC MATTERS. ACTION NOTED ABOVE DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO COORDINATE ALL TRADES AND TO CHECK QUANTITIES AND DIMENSIONS AGAINST CONDITIONS IN THE FIELD. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL ERRORS ON THEIR DRAWINGS.

17. THE CONTRACTOR SHALL GUARANTEE THE WORK AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF COMPLETED WORK BY HOMEOWNER; AND S/HE SHALL, AT HIS/HER OWN EXPENSE AND WITHOUT COST TO THE HOMEOWNER, CORRECT ANY DEFECTS WHICH MAY DEVELOP DURING SUCH ONE YEAR PERIOD AND CORRECT ANY DAMAGE TO OTHER WORK CAUSED BY SUCH DEFECTS OR REPAIRING OF SAME.

18. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL COMPLY WITH APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS.

## SUSTAINABILITY NOTES

1. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL DO THEIR UTMOST TO MINIMIZE INTERIOR POLLUTANTS, SUPPORT THE CONSERVATION OF NATURAL RESOURCES, AND USE RECYCLED MATERIALS IN ORDER TO BENEFIT THE NATURAL ENVIRONMENT, ECONOMY AND PRODUCTIVITY AND HEALTH OF THE OCCUPANTS.

2. ALL WOOD PRODUCTS ARE PREFERRED TO BE FSC (FOREST STEWARDSHIP COUNCIL) CERTIFIED.

3. ALL MATERIALS INCLUDING BUT NOT LIMITED TO PAINT, TILE ASSEMBLIES, GYPSUM WALL BOARD ASSEMBLIES, INSULATION, PLYWOOD, MUST BE LOW/NO VOC, AND PREFERREDLY GREEN GUARD CERTIFIED AND FORMALDEHYDE FREE.

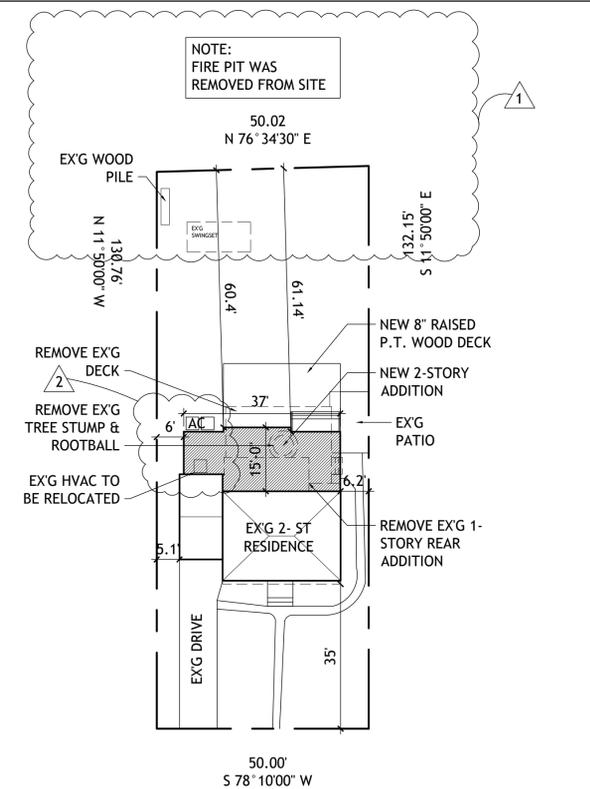
4. ALL MATERIALS MUST STRIVE TO MAXIMIZE RECYCLED CONTENT.

## ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
ALT.	ALTERNATIVE
ARCH.	ARCHITECT
@	AT
&	AND
B.O.	BY OTHER/OWNER
CAB.	CABINET
CANT.	CANTILEVER
CL	CENTER LINE, OR CLOSET
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
D	DRYER
DW	DISHWASHER
DWG.	DRAWING
ELEV.	ELEVATION
EQUIP.	EQUIPMENT
EX'G.	EXISTING
EXIST.	EXISTING
ENG.	ENGINEER
FL.	FLOOR
FT.	FEET
G.C.	GENERAL CONTRACTOR
GYP. BD.	GYPSUM WALL BOARD
HVAC	HEATING VENTING AIR CONDITIONING
KIT.	KITCHEN
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
M.O.	MASONRY OPENING
N.I.C.	NOT IN CONTRACT
#	NUMBER
O.C.	ON CENTER
PLYWD.	PLYWOOD
PTD.	PAINTED
REF.	REFRIGERATOR
REQD.	REQUIRED
SPECS.	SPECIFICATIONS
T.B.D.	TO BE DETERMINED
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VIF.	VERIFY IN FIELD
W	WASHER
WD.	WOOD

## ARCHITECTURAL SYMBOLS

	REVISION
	DWG. # OF SECTION/ELEV./DETAIL SHEET NUMBER
	CENTER LINE
	HIDDEN LINE BELOW, OR LINE ABOVE
	ELEMENT TO BE DISMANTLED
	WALL TYPE
	EXISTING WALL
	NEW WALL
	DOOR NUMBER
	WINDOW TYPE
	SPOT ELEVATION
	INDICATES EXTENT OF FRAMING
	INDICATES DIRECTION OF FRAMING



## NORTH END TERRACE

1 SITE PLAN  
SCALE = 1"=20'-0"

## ZONING ANALYSIS

LOT: 35  
BLOCK: 1455  
ZONE: R-1A  
USE GROUP: R5  
CONSTRUCTION TYPE: VB

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5,000 SF	6,572 SF	6,572 SF (NC)
MIN. LOT WIDTH	50'	50'	50' (NC)
MIN. FRONT YARD	25'	35'	35' (NC)
MIN. REAR YARD	25'	67.5'	60.4'
MIN. SIDE YARD	6'	5.1' *	5.1' (NC) NEW ADDITION @ 6'
	6.39'	6.2'	6.2' (NC)
MIN. AGG. SIDE	14'	11.9' *	11.9' (NC)
MAX. BUILDING COVERAGE	20%	962.6 SF, 14.6%	1284.3, 19.5%
MAX. LOT COVERAGE	45%	2035.5, 31%	2461.6, 37.5%
MAX. FAR	.5	1365.8, 20.8%	2490.3, 37.9%

\* = EXISTING NON-COMPLIANCE  
\*\* = VARIANCE REQUIRED  
NC = NO CHANGE

SITE PLAN TAKEN FROM ...

## DRAWING INDEX

T-1	TITLE SHEET
D-1	DEMOLITION PLANS
A-1	FLOOR PLANS
A-2	BASEMENT PLAN
A-3	ELEVATIONS
A-4	SECTIONS
A-5	NOTES & SCHEDULES
S-1	ROOF FRAMING
S-2	2ND FL FRAMING
S-3	FOUNDATION PLAN
E-1	ELECTRICAL PLANS
E-2	ELECTRICAL PLANS

## BELLINGER RESIDENCE ADDITION/RENOV. 45 NORTH END TERRACE BLOOMFIELD, NJ 07003

## REVISIONS

#	DATE	REASON
1	2-24-25	ZONING REV.
2	3-10-25	ZONING REVISIONS
3	7-9-25	CHANGE ORDER #1

6-13-25	CHANGE ORDER #1
3-10-25	ZONING REVISIONS
2-24-25	ZONING REVISIONS
9-12-24	PERMIT SET

DATE	REASON
ISSUED SETS	

**L·M·C**  
ARCHITECTURE  
21-03 RADBURN ROAD · FAIR LAWN, NJ · 07410  
LISA@LMCARCHITECTURE.COM · (201) 492-3767

45 NORTH END TERRACE  
BLOOMFIELD, NJ 07003

DRAWING TITLE:  
**TITLE SHEET**

DATE:	9-12-24
PROJECT #:	2321
DRAWN BY:	LMC
DRAWING #:	<b>T-1</b>
	1 OF 12

