

October 14, 2025

Ms. Amanda Waters, and
Township of Bloomfield Planning & Zoning Board
1 Municipal Plaza
Bloomfield, NJ 07003

RE: Kurylko Residence Request for R-1A Zoning Variance

Dear Ms. Waters and Board Members:

My wife and I own the home at 48 Brookdale Road, where we are trying to convert the existing one-story three-season room and replace it with a living room on the first floor, with a master suite located directly above on the second floor. With the submission of the attached application, we are requesting a waiver, specific to bulk variance, as our plans do not meet the 20' rear yard setback requirement.

Thank you for your time and consideration of this matter.

A handwritten signature in blue ink that reads "Marek Kurylko" followed by a horizontal line.

Marek Kurylko

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.

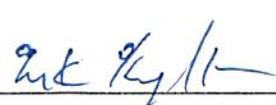
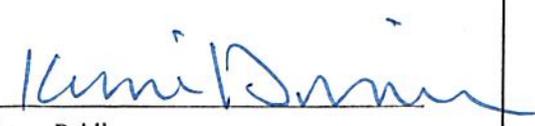
Township of Bloomfield Standard Development Application				
TO BE COMPLETED BY TOWNSHIP STAFF ONLY				
Date Filed:		Date Deemed Complete:		Application No:
GENERAL INSTRUCTIONS: To the extent possible, applicant shall complete every question. When completed, this application shall be submitted to the 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"/> <i>Planning Board</i>		<input checked="" type="checkbox"/> <i>Zoning Board of Adjustment</i>		
Indicate all approvals and variances being sought:				
<input type="checkbox"/> <i>Informal Review</i>	<input type="checkbox"/> <i>Prelim. Major Site Plan</i>		<input type="checkbox"/> <i>Interpretation</i>	
<input checked="" type="checkbox"/> <i>Bulk Variance(s) Zone R-1A</i>	<input type="checkbox"/> <i>Final Major Site Plan</i>		<input type="checkbox"/> <i>Fill or Soil Removal Permit</i>	
<input type="checkbox"/> <i>Use Variance</i>	<input type="checkbox"/> <i>Prelim. Major Subdivision</i>		<input type="checkbox"/> <i>Waiver of Site Plan Requirements</i>	
<input type="checkbox"/> <i>Conditional Use Variance</i>	<input type="checkbox"/> <i>Final Major Subdivision</i>			
<input type="checkbox"/> <i>Minor Site Plan</i>	<input type="checkbox"/> <i>Appeals from Decision of Admin. Officer</i>			
<input type="checkbox"/> <i>Minor Subdivision</i>	<i>(attach the denial/decision)</i>			
1. APPLICANT				
Name Marek Kurylko			Address 48 Brookdale Road	
City Bloomfield	State NJ	Zip 07003	Telephone 973-752-5855	Fax N/A
2. PROPERTY OWNER (if other than applicant)				
Name Same			Address	
City	State	Zip	Telephone	Fax
3. SUBJECT PROPERTY (attach additional sheets if necessary)				
Street Address 48 Brookdale Road			Block(s) and Lot(s) Numbers Block 1172, Lot 37	
Site Acreage and Square Footage		Zone District(s) R-1A	Tax Sheet Nos.	

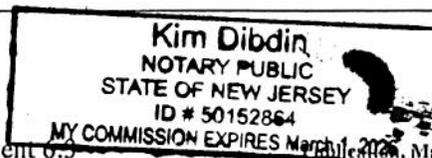
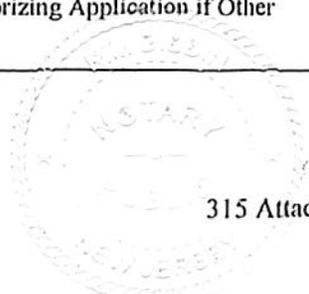
Please print your email address mkurylko@gmail.com

BLOOMFIELD CODE

Present Use - how is the area currently being used? Existing three season room on first floor				
Proposed Development Name and Nature of Use Convert three season room into living room, construct master suite above				
Number of New Buildings	Square Feet of New Building(s)	Height	% of Lot to be Covered by Buildings	
% of Lot to be Covered by Pavement	Number of Parking Spaces and Dimensions		Dimensions of Loading Area(s)	
Exterior Construction Material/Design				
Total Cost of Building and Site Improvements	Number of Lots Before Subdivision	Number of Lots After Subdivision	Are Any New Streets or Utility Extensions Proposed?	
Number of Existing Trees, Two-Inch Caliper or Greater, to be Removed	Are Any Structures to be Removed?		Number of Proposed Signs and Dimensions	
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards.		Is the Property Within 200 feet of an Adjacent Municipality? If so, which.		
4. Are there any existing or proposed deed restrictions or covenants? Please detail.				
5. HISTORY OF PAST APPROVALS <input type="checkbox"/> Check here if none				
	APPROVED	DENIED	DATE	
<i>Subdivision</i>				
<i>Site Plan</i>				
<i>Variance(s)</i>				
<i>Building Permit</i>				
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 Frank E. Matthews		Address 1191 Valley Road		
City Clifton	State NJ	Zip 07013	Telephone 973-783-2111	License # AI-12621
8. FEES SUBMITTED				
<i>Application Fees</i>		\$250		
<i>Variance Fees</i>				
<i>Escrow Fees</i>		\$400		
<i>Total Fees</i>		\$650		
CERTIFICATION				
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 <u>Oct 11 2025</u>		
				
Signature of Applicant				
Property Owner Authorizing Application if Other Than Applicant		Notary Public		



KB

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**

October 1, 2025

Marek Kurylko
 48 Brookdale Road
 Bloomfield NJ 07003

Re: 48 Brookdale Road
 Zoning Permit: 25-0809

Dear Owner:

I have reviewed your permit to install a 19'7 7/8" x 15' 3" first and second floor addition.

Understand that a 25' rear yard setback is required the plans only call for 20.79' and are also missing full plans for me to do the Floor Area Ratio (FAR) calculation.

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.^[1]

[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

FLOOR AREA The sum of the area of all floors of buildings measured to the dimensions of the outside walls of the buildings inclusive of ground floor parking, but excluding attics, basements, cellars, sheds and detached garages, except to the extent such areas are finished for use as bedrooms, family rooms, studies or other such living quarters;

open porches, decks, patios, terraces, balconies, breezeways and arcades; utility, mechanical and emergency power equipment areas; stairwells and elevator shafts in commercial buildings and multifamily dwellings; guard houses; and any open area above the ground floor within an open atrium space.

Therefore I cannot approve this application as it requires:

- Bulk variance: does not meet 20' rear yard setback
- Other notes: only 2 sets of plans submitted 3 required (one for zoning, one for building and last for on site) when approved
- Need full floor plans in order to do floor area ratio

If you wish to update the plan to something I can approve or any further questions feel free to reach out.

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@bloomfieldwpnj.com.

Thank you



Robert Beese, Senior Deputy Zoning Officer
Township of Bloomfield
1 Municipal Plaza, Room 105
Bloomfield, New Jersey 07003
E-mail: rbeese@bloomfieldwpnj.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 Marek Kurylko purchased the property located at
48 Brookdale Road in Bloomfield, New Jersey
(Property address)
on August 4, 2017 from Alden & Kimberly Basmajian.
(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.

Marek Kurylko
Signature

10/14/2025
Date

BLQ: 1172. 37.
Owner Name: KURLKO, MAREK K.& KRISTINA M.

Tax Year: 2025 to 2025
Property Location: 48 BROOKDALE ROAD

Tax Year: 2025	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	4,163.68	4,163.68	4,470.56	4,333.07	17,130.99
Payments:	4,163.68	4,163.68	4,470.56	0.00	12,797.92
Balance:	0.00	0.00	0.00	4,333.07	4,333.07

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2025 Prin Balance
								17,130.99		17,130.99
02/03/25	1	Payment	001	MULTIPLE	CK	99180 5906	CORELOG	4,163.68	0.00	12,967.31
		Original Billed								
		CORELOGIC								
05/07/25	2	Payment	001	MULTIPLE	CK	100735 5906	CORELOG	4,163.68	0.00	8,803.63
		Original Billed								
		CORELOGIC								
08/05/25	3	Payment	001	MULTIPLE	CK	102172 5732	CORELGIC	4,470.56	0.00	4,333.07
		Original Billed								
		CORELOGIC								

Total Principal Balance for Tax Years in Range: 4,333.07

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

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



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

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: 48 BROOKDALE ROAD

OWNER: MAREK KORYLKO

BLOCK(S): 1172 LOT(S): 37

REQUESTER'S NAME: MAREK KORYLKO

ADDRESS: 48 BROOKDALE ROAD BLOOMFIELD, NJ 07003

EMAIL: MKORYLKO@GMAIL.COM TELEPHONE: (973) 752 5855

22 2/16 10/10/2025
Signature of Requester Date

ASSESSOR
MUNICIPAL BUILDING
BLOOMFIELD, NJ 07003-3487
paid \$10 10/10/25

FOR OFFICE USE ONLY:
ASSESSOR Completed
MUNICIPAL BUILDING
BLOOMFIELD, NJ 07003-3487
Received: 10/14/25
Completed: _____

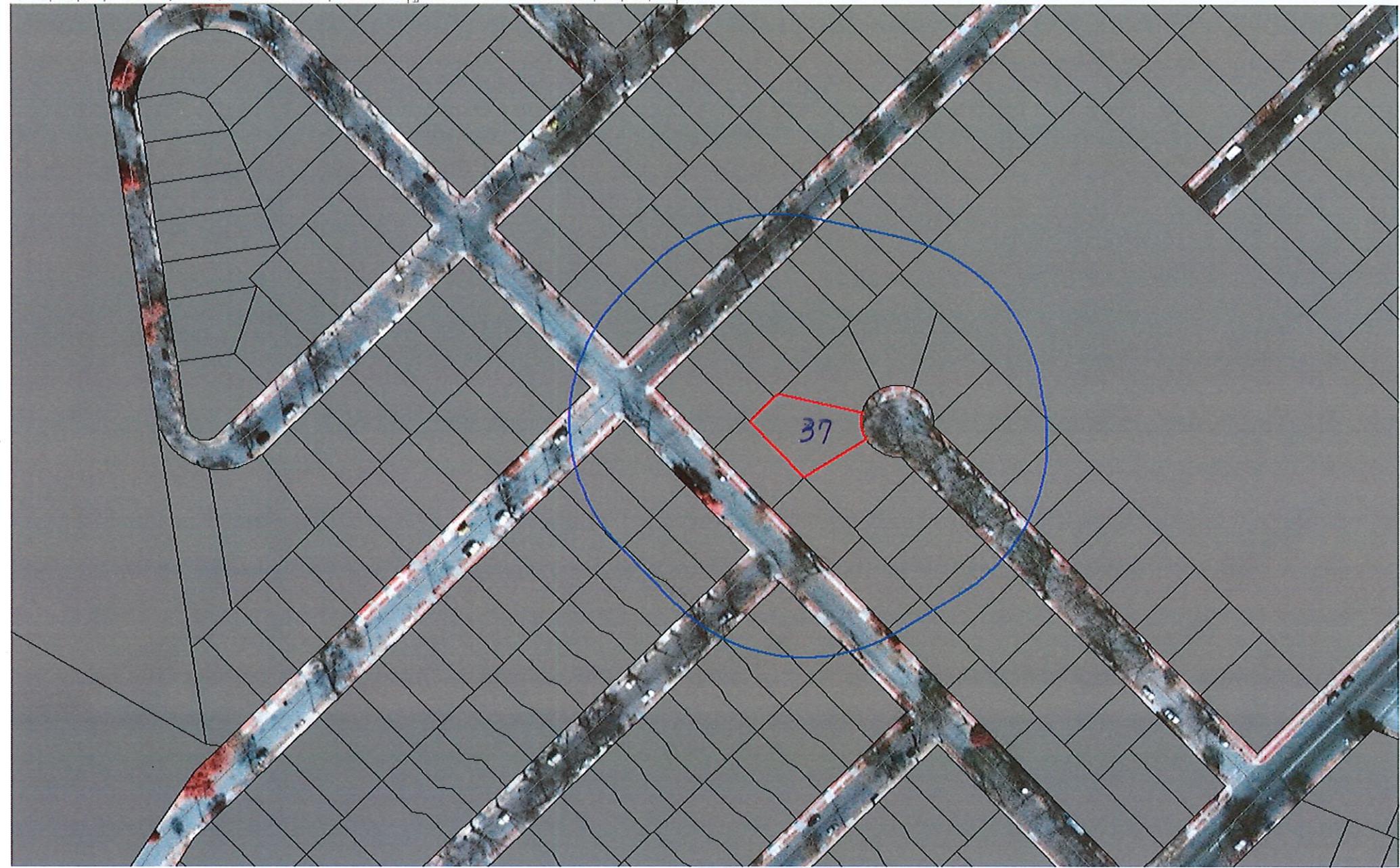
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Legend Views Favorites Tasks Reports

Map Data Grid

1 inch = 104 feet Options 200 ft Offset Go



<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>
1171 19	1230 BROAD ST	15A	BLOOMFIELD BOARD OF EDUCATION 155 BROAD STREET BLOOMFIELD NJ	07003
1172 33	30 BROOKDALE ROAD	2	BACHMANN,FRED + MATSUYOSHI,JUN 30 BROOKDALE ROAD BLOOMFIELD, NJ	07003
1172 34	34 BROOKDALE ROAD	2	FOX, WILLIAM & BARBARA 34 BROOKDALE ROAD BLOOMFIELD, NJ	07003
1172 35	40 BROOKDALE ROAD	2	PALMER,JACK OLIVER & CASEY,MEGAN 40 BROOKDALE ROAD BLOOMFIELD, NJ	07003
1172 36	46 BROOKDALE ROAD	2	FRIEDMANN, MAX & PHUNG, LINDA 46 BROOKDALE RD BLOOMFIELD, NJ	07003
1172 38	50 BROOKDALE ROAD	2	DIBDIN, STEVEN M. 50 BROOKDALE ROAD BLOOMFIELD, NJ	07003
1172 39	45 BROOKDALE ROAD	2	NASH,JUDITH A 45 BROOKDALE ROAD BLOOMFIELD, NJ	07003
1172 40	43 BROOKDALE ROAD	2	DEVRIES,DEVIN M.& RIBE,LINDSAY A. 43 BROOKDALE ROAD BLOOMFIELD, NJ	07003
1172 41	39 BROOKDALE ROAD	2	CURRO, KAREN 39 BROOKDALE ROAD BLOOMFIELD, NJ	07003
1172 42	35 BROOKDALE ROAD	2	HARAKA, LAURA 35 BROOKDALE RD BLOOMFIELD, NJ	07003
1172 43	31 BROOKDALE ROAD	2	HARRIGAN, TODD W. & AMY 31 BROOKDALE ROAD BLOOMFIELD, NJ	07003
1172 47	25 PARKVIEW DRIVE	2	ZENG,HUANJUN &ZEVALLOS,WALTER M. 25 PARKVIEW DR. BLOOMFIELD, NJ	07003
1172 48	33 PARKVIEW DRIVE	2	GASHI, DRENUSHA 33 PARKVIEW DRIVE 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>
1172 49	41 PARKVIEW DRIVE	2	DZIEMIANOWICZ, STEFAN & MARGARET 41 PARKVIEW DRIVE BLOOMFIELD, NJ	07003
1172 50	57 PARKVIEW DRIVE	2	DEOLEO, BRIAN & ARLENE 57 PARKVIEW DRIVE BLOOMFIELD, NJ	07003
1172 51	74 OVERLOOK TERRACE	2	NOLL, LEONARD D. JR. & BARBARA A 74 OVERLOOK TERRACE BLOOMFIELD, NJ	07003
1172 53	70 OVERLOOK TERRACE	2	CHERICI, GIANFRANCO & SONYA 70 OVERLOOK TERRACE BLOOMFIELD, NJ	07003
1172 55	68 OVERLOOK TERRACE	2	COHEN, MARK & DEBRA 497 HIGHLAND AVE MONTCLAIR, NJ	07043
1172 57	64 OVERLOOK TERRACE	2	LIU, WILLIAM & CHRISTINA 64 OVERLOOK TER BLOOMFIELD, NJ	07003
1172 59	62 OVERLOOK TERRACE	2	MOURAD, JOSEPH D. & ANDREA M. 62 OVERLOOK TERRACE BLOOMFIELD, NJ	07003
1172 61	60 OVERLOOK TERRACE	2	SALCE, KARINA 60 OVERLOOK TER BLOOMFIELD, NJ	07003
1172 63	56 OVERLOOK TERRACE	2	STOCKEL III, LESTER E & LAURA E 56 OVERLOOK TERRACE BLOOMFIELD, NJ	07003
1172 66	52 OVERLOOK TERRACE	2	NICOLAI, NORMAN C & JANET 52 OVERLOOK TERRACE BLOOMFIELD, NJ	07003
1172 93	49 PARKVIEW DRIVE	2	ARCANGEL, AUBREY C & CRANK, KATHERINE 49 PARKVIEW DRIVE BLOOMFIELD, NJ	07003
1173 41	61 OVERLOOK TERRACE	2	SCUTTARO, ANTHONY J + MARY ANN 61 OVERLOOK TERRACE BLOOMFIELD, NJ	07003
1173 44	65 OVERLOOK TERRACE	2	GRIFFIN, MONICA & LIAM 65 OVERLOOK TERRACE 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>
1173 46	69 OVERLOOK TERRACE	2	PARETTI, ANDREW & ELLEN 69 OVERLOOK TERRACE BLOOMFIELD, NJ	07003
1173 48	71 OVERLOOK TERRACE	2	JOHNSON, NEIL J. JR. & SCHWULST, T. L. 71 OVERLOOK TERR BLOOMFIELD, NJ	07003
1173 50	75 OVERLOOK TERRACE	2	FORSYTHE, PAUL L. 75 OVERLOOK TERRACE BLOOMFIELD, NJ	07003
1173 51	69 PARKVIEW DRIVE	2	MAGUIRE, KATIA & SAVIC, NIKOLA 69 PARKVIEW DRIVE BLOOMFIELD, NJ	07003
1187 1	1 ALDON TERRACE	2	ROOF, KYLE & SKOGLUND, KALEY 1 ALDON TERRACE BLOOMFIELD, NJ	07003
1187 17	8 OAKRIDGE ROAD	2	KLIKA, VINCENT EST. C/O FRANCES 8 OAKRIDGE ROAD BLOOMFIELD, NJ	07003
1187 18	6 OAKRIDGE ROAD	2	MCGINN, STEVEN & KATELYN, N. 6 OAKRIDGE ROAD BLOOMFIELD, NJ	07003
1187 19	2 OAKRIDGE ROAD	2	LA QUAGLIA, ALAN & AMANDA 2 OAKRIDGE ROAD BLOOMFIELD, NJ	07003
1188 1	1 OAKRIDGE ROAD	2	SAMUELL, SAMUEL + HAKIM, BARBAR 1 OAKRIDGE ROAD BLOOMFIELD, NJ	07003
1188 2	5 OAKRIDGE ROAD	2	STRELNICK, ROSANNA LYNN 5 OAKRIDGE RD BLOOMFIELD, NJ	07003
1188 3	7 OAKRIDGE ROAD	15F	WOLLNER, JAMES P. & MADELINE B. 7 OAKRIDGE ROAD BLOOMFIELD, NJ	07003
1188 23	92 OVERLOOK TERRACE	2	LEVINE, MICHAEL W. & LAURA BAER 92 OVERLOOK TERRACE BLOOMFIELD, NJ	07003
1188 24	88 OVERLOOK TERRACE	2	ZAHARAN, ABDEL ROHMAN K. & DOROTHY A 88 OVERLOOK TERRACE 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>
1188 25	84 OVERLOOK TERRACE	2	VAN EIJK, PLEUNTJE JANNETJE 84 OVERLOOK TERR. BLOOMFIELD, NJ	07003
1189 1	85 OVERLOOK TERRACE	2	DEVANY, DONNA 85 OVERLOOK 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

PS&G
Manager - Corporation Properties
80 Park Plaza T-63
Newark, NJ 07102

Passaic Valley Sewage Commission
600 Wilson Avenue
Newark, NJ 07105

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

County of Essex
County Clerk
Hall of Records
465 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 Comm.
741 Ringwood Avenue
Wenauque, NJ 07465

Transcontinental Gas Pipelines
PO Box 2400
Tulsa, OK 74102

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

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

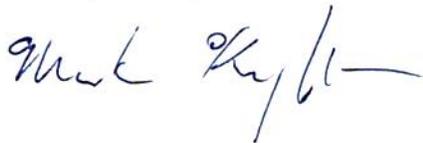
Marek Kurylko
48 Brookdale Road
Bloomfield, NJ 07003
973-752-5855

October 14, 2025

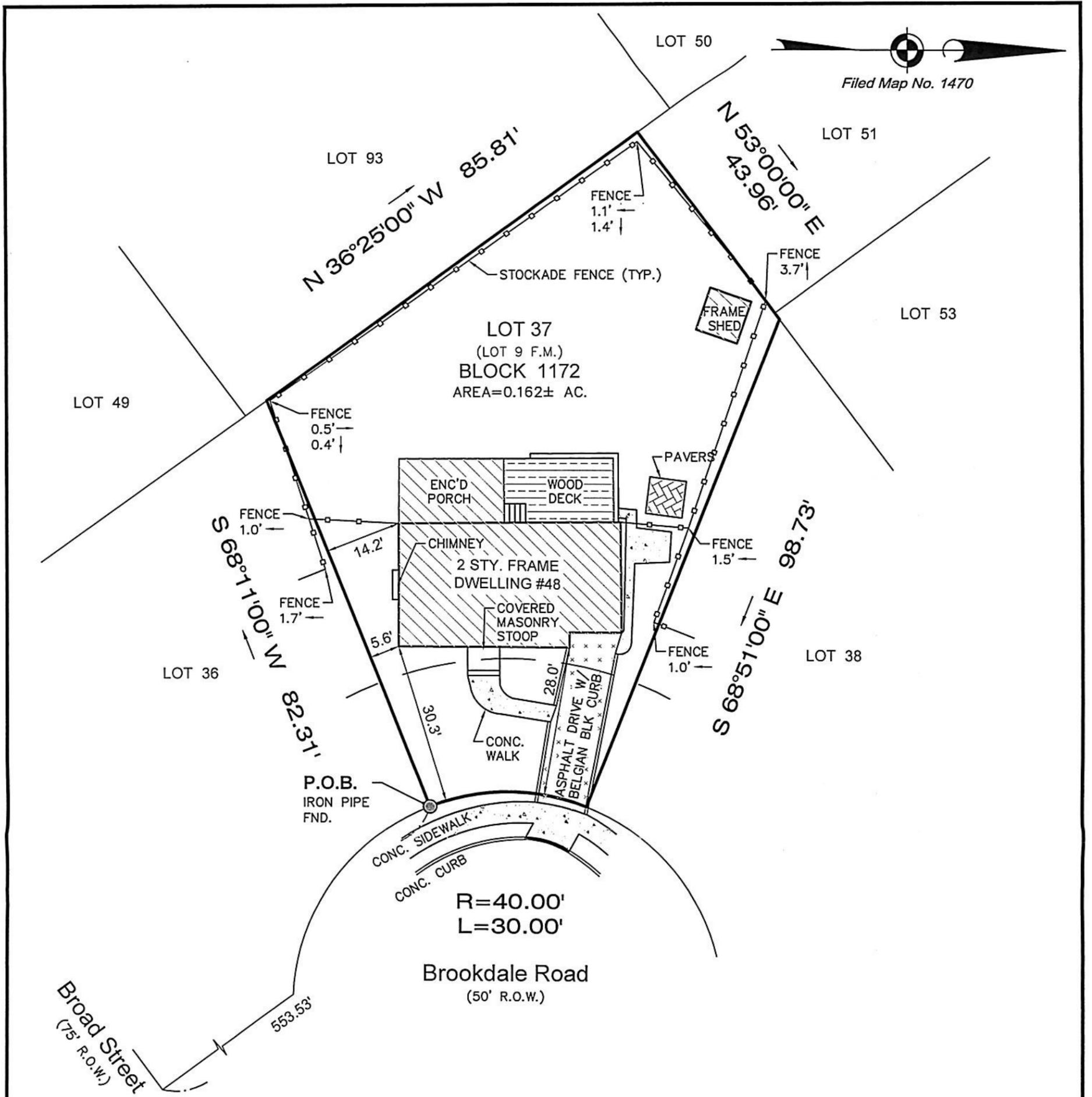
Dear Township of Bloomfield Planning & Zoning Board,

As part of the application packet which my wife and I are submitting, given the property survey included within is older than one year since it was performed, please use this letter as our certification that the survey accurately represents our premises at the time of variance filing.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Marek Kurylko", with a horizontal line extending to the right.

Marek Kurylko



PREPARED FOR: KRISTINA M. KURLYKO AND MAREK K. KURLYKO
 TITLE INSURER: NRT TITLE AGENCY, LLC (NRT64639)
 WFG NATIONAL TITLE INSURANCE COMPANY
 A. ABSOLUTE ESCROW SETTLEMENT CO., INC.
 MORTGAGE HOLDER: COLDWELL BANKER HOME LOANS,
 its successors and/or assigns, as their interest may appear.
 CLOSING ATTORNEY: GEROULD GOETZ, Esquire
 G. GOETZ, LLC

Filed Map Reference: WALTER JOHNSON JR. HOMES INC., SECTION F	Filed Map Block:	Filed Map Lot: 9	Filing Date: 09-29-1939	Filed Map No. 1470
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IMPORTANT NOTES, PLEASE REVIEW:
 • I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 7/13/17 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 • THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
 • OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
 • THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
 • BUILDING SETBACKS SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
 • PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB 12441 PG 2552

CERTIFICATE OF AUTHORIZATION: 24GA28229800

MORGAN
 engineering & surveying
 P.O. BOX 5232
 TOMS RIVER, N.J. 08754
 TEL: 732-270-9690
 FAX: 732-270-9691
 www.morganengineeringllc.com

SURVEY OF PROPERTY
 LOT 37
 BLOCK 1172
 TOWNSHIP OF BLOOMFIELD
 COUNTY OF ESSEX
 NEW JERSEY

DAVID J. VON STEENBURG
 PROFESSIONAL LAND SURVEYOR
 N.J. LIC. No. 34500

Scale: 1"=20'	Drawn By: CJF	Date: 7/13/17	JOB #. 17-05375	CAD File # 17-05375cjf	Sheet # 1 OF 1
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Residential Alteration / Addition for:

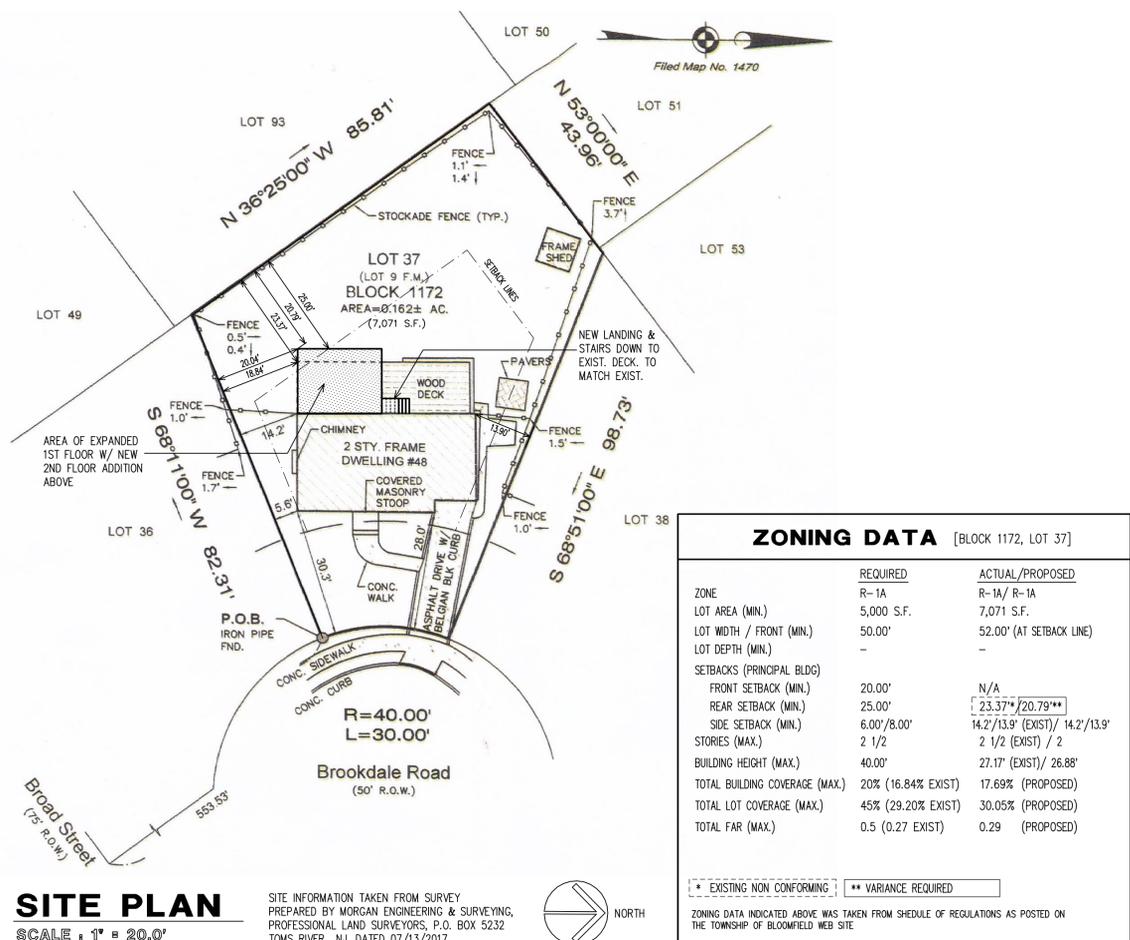
Kurylko Residence

48 Brookdale Road Bloomfield, New Jersey



**ARCHITECTURAL
DESIGN
ASSOCIATES**

1191 VALLEY ROAD, CLIFTON, NEW JERSEY 07013-4030
TEL: (973) 783-2111
Architects@optonline.net



ABBREVIATIONS

A.C.T. ABOVE FINISHED FLOOR	EQ. EQUIP.	EQUAL EQUIP. EXISTING TO REMAIN	INSUL. INSULATION	R.O. ROUGH OPENING
A.F.F. ALUMINUM	E.T.R. EXIST.	EXISTING	INT. INTERIOR	R.S.F. RENTABLE SQUARE FEET
ARCH. ARCHITECT	EXP. EXPANSION	EXPANSION	INV. INVERT	S. SOUTH
BIT. BITUMINOUS	EXPO. EXPOSED	EXPOSED	JAN. JANITOR'S CLOSET	S.C. SOLID CORE
BLDG. BUILDING	EXT. EXTERIOR	EXTERIOR	JOINT JOINT	S.F. SQUARE FEET
BLK(G). BLOCK(ING)	F.D. FLOOR DRAIN	FLOOR DRAIN	LAM. LAMINATE	S.M. SIMILAR
B.O.C. BOTTOM OF CURB	F.E.C. FIRE EXTINGUISHER CAB.	FIRE EXTINGUISHER CAB.	LAV. LAVATORY	SPEC. SPECIFICATIONS
C. COURSES	F.F.E.L. FINISH FLOOR ELEVATION	FINISH FLOOR ELEVATION	MAX. MAXIMUM	S.S. STAINLESS STEEL
CAB. CABINET	F.H.C. FIRE HOSE CABINET	FIRE HOSE CABINET	MECH. MECHANICAL	STD. STANDARD
CLG. CEILING	FIN. FINISH	FINISH	MET. METAL	STL. STEEL
CLO. CLOSET	FL. FLOOR	FLOOR	MH. MANHOLE	STRUCT. STRUCTURAL
CLR. CLEAR	FLASH. FLASHING	FLASHING	MIN. MINIMUM	TOP OF ---
C.M.U. CONCRETE MASONRY UNIT	F.L.D. FUSIBLE LINK DAMPER	FUSIBLE LINK DAMPER	MISC. MISCELLANEOUS	TEL. TELEPHONE
CONC. CONCRETE	FLUOR. FLUORESCENT	FLUORESCENT	M.O. MASONRY OPENING	TYP. TYPICAL
CONSTR. CONSTRUCTION	F.O.B. FACE OF BRICK	FACE OF BRICK	M.T.D. MOUNTED	TEMP. TEMPERATURE
CONT. CONTINUOUS	F.O.S. FACE OF STEEL	FACE OF STEEL	N. NORTH	U.O.N. UNLESS OTHERWISE NOTED
CP. CARPET	F.P.S.C. FIREPROOF SELF-CLOSING	FIREPROOF SELF-CLOSING	N.I.C. NOT IN CONTRACT	U.S.F. USABLE SQUARE FEET
C.T. CERAMIC TILE	GA. GAUGE	GAUGE	NO. NUMBER	V.C.T. VINYL COMPOSITION TILE
C.W. COLD WATER	GALV. GALVANIZED	GALVANIZED	N.T.S. NOT TO SCALE	VERT. VERTICAL
D.F. DRINKING FOUNTAIN	G.C. GENERAL CONTRACTOR	GENERAL CONTRACTOR	O.C. ON CENTER	VEST. VESTIBULE
DIA. DIAMETER	GL. GLASS	GLASS	O.H. OPPOSITE HAND	V.I.F. VINYL WALL COVERING
DN. DOWN	G.W.B. Gypsum Wall Board	GYPSUM WALL BOARD	PART.BD. PARTICLE BOARD	W. WEST
DR. DOOR	H.C. HOLLOW CORE	HOLLOW CORE	P.LAM. PLASTIC LAMINATE	W/ WITH
DWG(S). DRAWING(S)	H.M. HOLLOW METAL	HOLLOW METAL	P.S.I. POUNDS PER SQUARE INCH	WD. WOOD
E. EACH	HORIZ. HORIZONTAL	HORIZONTAL	PT(D). PAINT(ED)	WP. WATERPROOF
EL. ELEVATION	H.P. HIGH POINT	HIGH POINT	Q.T. QUARRY TILE	W.R. WATER RESISTANT
ELEC. ELECTRICAL	H.P.F.B. HIGH PRESSURE FIBER BD.	HIGH PRESSURE FIBER BD.	R.D. ROOF DRAIN	WT. WEIGHT
ELEV. ELEVATOR	HR. HOUR	HOUR	REFL. REFLECTED	
EPB. ELECTRIC PANEL BOX	HT. HEIGHT	HEIGHT	REQD. REQUIRED	
	INCAND. INCANDESCENT FIXTURE	INCANDESCENT FIXTURE	RM. ROOM	

DRAWING SCHEDULE

- TS-1 - TITLE SHEET
- A-1 - FLOOR PLANS / DETAILS
- A-2 - ELEVATIONS / SECTION

GENERAL NOTES

All state and Local codes & ordinances shall be strictly adhered to as applies to this work. The International Building Code New Jersey Edition 2021 as adopted by the Township of Bloomfield, New Jersey shall govern this work.

The Contractor shall obtain all necessary permits, licenses, inspections and other legal fees, both permanent and temporary, necessary to execute his work. The contractor for heating, plumbing and electrical shall provide necessary approvals.

The contractor shall verify all conditions before submitting proposal. No allowance for extra charges will be permitted because of lack of knowledge of the conditions peculiar thereto except as otherwise specified elsewhere in the contract documents.

The Contractor shall visit the site before accepting a contract for work and shall familiarize himself with the existing conditions. The contractor will notify the Owner or Architect of the problem area.

All dimensions shown on the drawings shall be considered plus or minus until verified. The contractor shall verify all lines and dimensions shown on the drawings and will be held responsible for the correctness and setting out of his work.

The intent of the drawing is to have the Contractor turn over to the Owners a complete and finished job in every manner. The contractor shall leave the job broom clean and shall have carted away all debris and trash caused by the work.

The GC will be responsible for all painting.

The contractor shall provide all labor, materials, appliances and equipment required to complete all work, etc., as shown on drawings necessary for a safe and complete job, unless otherwise specified.

All materials shall be new and of good quality.

The accepted industry standards as applies to workmanship, methods, and quality shall guide the work and be considered acceptable, unless the drawings indicate that a condition or detail be handled in some specific manner.

No extra work shall be paid for except on the order of the Owner or the Architect. The Owner will not be liable for any extra work not ordered by him or the Architect.

The contractor shall guarantee and maintain all workmanship, materials, and labor for a period of one year from date of completion of the contract and make good any item proving defective during that term without any compensation.

At final payment the Contractor shall deliver to the Owner a complete release of all Sub-Contractors and suppliers liens and materials for which a lien could be filed or a bond satisfactory to the Owner indemnifying the Owner against any lien.

All questionable aspects of contract documents must be brought to the Architects attention prior to the bid date or contractor waives right for future claims for extra costs.

These general conditions are binding on the General Contractor and each Sub-Contractor insofar as they apply to the work of either.

The contractor shall furnish, in writing, a list of subcontractors or suppliers for each portion of the project to the Owner and the Architect upon acceptance of contract.

The Architect will not have control or charge of and will not be responsible for construction means, methods, techniques, sequences, omissions, or safety procedures. These are the sole responsibility of the contractor.

The Architect shall not be responsible for the contractors failure to carry out the work in accordance with the contract documents.

The sole responsibility of the Architect shall be the preparation of the drawings. The architect shall make field visitations as outlined in the design contract.

Supplementary Notes:

- When the building footprint is expanded or the overall height increased, the area of construction is an "Addition" as per NJCC code and shall meet the latest energy code requirements as listed below. When the area of construction does not do either, the area of construction is an "Alteration" as per code and can match the existing construction materials and energy compliance.
- For an Addition: Exterior Walls - 5 1/2" wood studs @ 16" O.C. with 1 1/2" Zip R Sheathing on exterior (R-6), w/ R-21 cavity insulation or 3 1/2" wood studs @ 16" O.C. w/ 2" Zip R sheathing on exterior (R-9), w/ R-16 cavity insulation. See Plan. Align w/ exterior surface of existing sheathing if addition is over existing exterior walls unless noted otherwise. In lieu of continuous insul., on the exterior of the wall framing, walls can have an insulation value of R-30 or greater and it not be required.
- For an Alteration: Exterior Walls - 3 1/2" (MIN.) wood studs @ 16" O.C. with 1/2" exterior grade plywood to match existing. See Plan.
- New interior walls - 3 1/2" wood studs @ 16" O.C. w/ 1/2" gyp. bd. both sides. Typ. unless noted otherwise.
- All flooring and interior finish as Owner.
- Patch to match any walls.
- Insulate all interior walls of Bathroom Rooms with 3 1/2" sound insulation.
- Storage closets to have adjustable shelves - 12" to centerline.
- Coat closets to have shelf and coat bar.
- Doors to match profile and hardware of existing doors unless noted otherwise.
- Provide 2"x12" blocking for all upper cabinets up 74" to centerline.

ADDITIONAL NOTES:

- Contractor shall locate those new walls which have finish dimensions shown are to finish face of sheetrock. All dimensions not shown are residual, or may be located by means of their relationship to doors, windows, or adjacent walls or columns.
- Contractor must notify owner when walls are chalked into confirmed wall locations and general project reviews; again when plumbing and electrical roughing are completed, to review proper installation prior to sheetrock commencement. Advance notice is required for each visit.
- Framing at openings to be self-edged with sheetrock, unless otherwise noted.
- All remaining walls to be patched as required to receive paint.
- All floors to be flash patched as required to receive tile or cement.

GENERAL NOTES AND SPECIFICATIONS:

All work, including but not limited to general conditions, plumbing, electrical, and mechanical, shall be performed in accordance with the International Residential Code New Jersey Edition 2021 and the Uniform Construction Code Rehabilitation Sub Code latest edition.

All work shall conform to the rules and regulations of the Bloomfield Building Department.

Contractor shall check and verify all dimensions and shown conditions. Any omissions and/or discrepancies noted by the contractor shall be brought to the Architect's attention prior to starting the work on the project.

Contractor shall fully brace and otherwise protect all work in progress until the office/building is completed.

Substitutions for products specified herein shall be permitted only with Architect's approval. Any requests for substitutions by the contractor shall be shown to the architect with the appropriate literature, specifications, etc. needed for approval.

The contractor shall protect Owner from claims made under Workman's Compensation and Public Liability Acts which may arise under this contract, whether by himself, by any Sub-contractor or anyone directly or indirectly employed by him. Certificates of insurance shall be filed with the Owner before starting this project and shall be subject to Owner's approval. The Contractor shall have all required statutory insurance.

The Contractor shall make arrangements for furnishing, at own expense, temporary telephone, and temporary heating necessary for construction purpose.

PROJECT DATA

CODE : INTERNATIONAL RESIDENTIAL CODE
NEW JERSEY EDITION 2021
UNIFORM CONSTRUCTION CODE
REHABILITATION SUBCODE LATEST EDITION
NATIONAL STANDARD PLUMBING CODE
NEW JERSEY EDITION 2021
NATIONAL ELECTRICAL CODE 2020
INTERNATIONAL MECHANICAL CODE 2021
INTERNATIONAL ENERGY CONSERVATION CODE 2021

USE GROUP : R5

CONSTRUCTION TYPE : 5B (UNPROTECTED)

SQUARE FOOTAGE : 60 S.F. (EXPANDED 1st FLOOR)
311 S.F. (ALTERED 1st FLOOR)
297 S.F. (NEW 2nd FLOOR)
668 S.F. (TOTAL EXPANDED/ALTERED/ADDED)

VOLUME : 5,792 C.F.

DATE: 09/15/25

LOAD DATA [RESIDENTIAL LIVE LOADS - ONE & TWO FAMILY DWELLINGS]

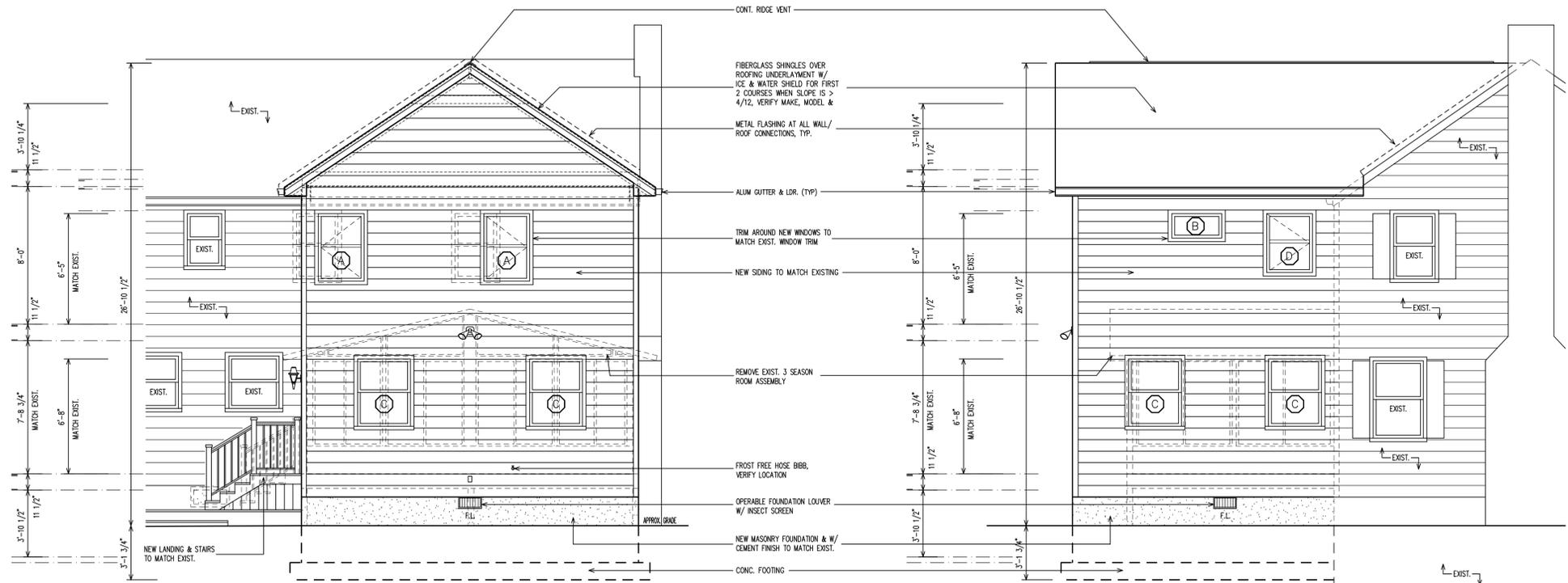
UNINHABITANT ATTIC W/O STORAGE = 10 PSF
UNINHABITANT ATTIC W/ LIMITED STORAGE = 20 PSF
HABITANT ATTIC & SLEEPING AREAS = 30 PSF
ALL OTHER AREAS = 40 PSF
ROOF = 30 PSF (NJ SNOW LOAD)
DEAD LOAD = 15 PSF (OR ACTUAL IF SPECIFIC ITEM)

PERMIT DATA

OCCUPANT LOAD = 1,981 S.F. / 200 = 9.91 = 10
NUMBER OF STORIES = 2 1/2 STORY (EXIST), 2 STORY (ADDITION)
HEIGHT OF ADDITION = 26'-10 1/2"+/-
AREA OF LARGEST FLOOR = 1,191 S.F.
VOLUME OF NEW ADDITION = 5,792 C.F.
TOTAL LAND AREA DISTURBED = 490 S.F. +/-
FLOOD HAZZARD ZONE = N/A
BASE FLOOD ELEVATION = N/A
FREEBOARD ELEVATION = N/A

REVISIONS:

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE THROUGH WHICH THE WORK TO BE EXECUTED IS DESCRIBED. NEITHER THE CONTRACTOR NOR ANY SUBCONTRACTOR, SUB-SUBCONTRACTOR OR MATERIAL OR EQUIPMENT SUPPLIER SHALL OWN OR CLAIM A COPYRIGHT IN THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT, AND UNLESS OTHERWISE INDICATED THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THEM AND WILL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, IN ADDITION TO THE COPYRIGHT.

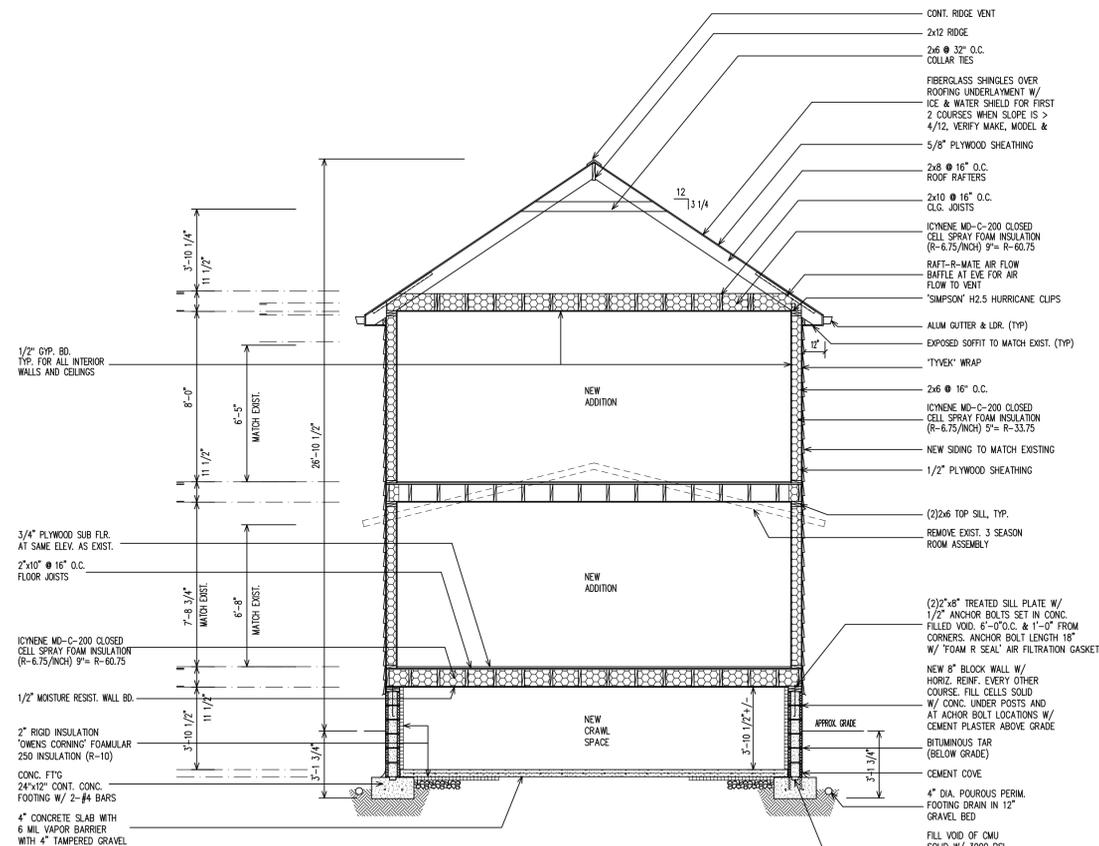


PARTIAL REAR ELEVATION

SCALE: 1/4" = 1' - 0"

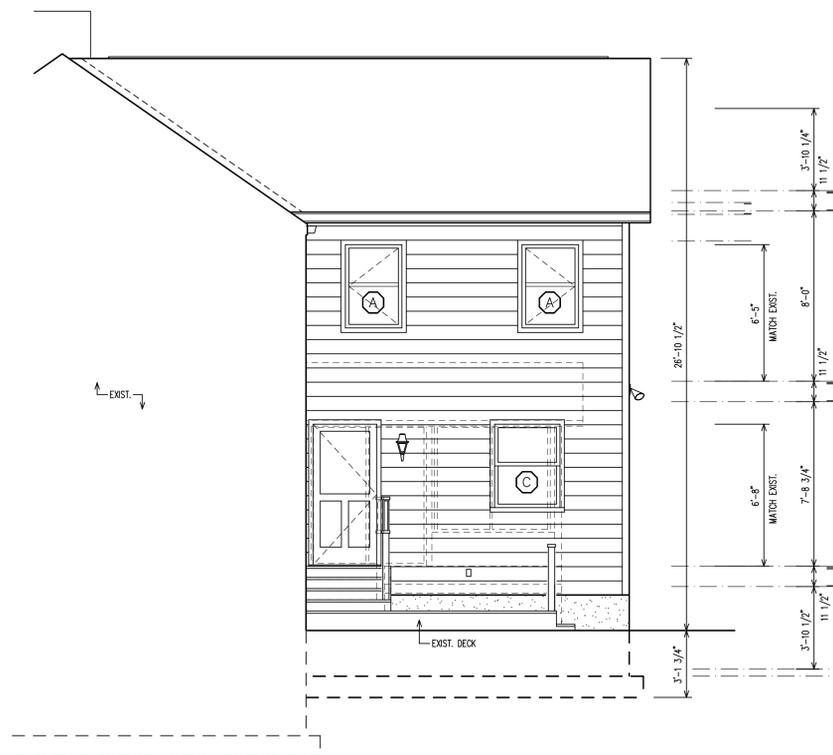
PARTIAL LEFT ELEVATION

SCALE: 1/4" = 1' - 0"



SECTION 'A-A'

SCALE: 1/4" = 1' - 0"



PARTIAL RIGHT ELEVATION

SCALE: 1/4" = 1' - 0"

Residential Alteration / Addition for
Kurylko Residence
48 Brookdale Road
Bloomfield, New Jersey

PROJECT NO.

APPROVD.

R.-J.

CHD.

F.M.

DWN.

DATE

09/15/25

SCALE: AS NOTED

REVISIONS

DATE NO.

BY

REVISIONS

DATE NO.

BY

REVISIONS

DATE NO.

BY

ARCHITECTURAL
 DESIGN
 ASSOCIATES



1191 VALLEY ROAD, CLIFTON, NEW JERSEY 07013-4030
 TEL: (973) 783-2111
 Architects@optonline.net

SHEET OF

DRAWING NO.

A - 2



October 3, 2025

Township of Bloomfield
1 Municipal Plaza
Bloomfield, NJ 07003

Att: Mr. Robert Beese
Senior Deputy Zoning Officer

Re: Proposed Alteration / Addition at :
Kurylko Residence
48 Brookdale Road
Bloomfield, NJ

Mr. Beese,

We did not measure and document the entire home since we were just doing a rear addition and minor rear alterations. In order to calculate the Floor Area Ratio, the Site plan was used to measure the area of the existing structure and then added the additional area as per the new larger rear addition where the existing enclosed porch was previously located. Below is the data used:

Area of the existing first floor of the house (952 s.f.) + area of the rear enclosed porch (239 s.f.) = 1,191 s.f. existing. The area of the existing second floor is (750 s.f.) for a total existing area of 1,941 s.f. The lot area is 7,071 s.f. $1,941 \text{ s.f.} / 7,071 \text{ s.f.} = .27 \text{ FAR (existing)} < .5 \text{ FAR allowed.}$

The area of the new addition adds 40 s.f. on the first and second floors for a new total area of 2,021 s.f. The lot area is 7,071 s.f. $2,021 \text{ s.f.} / 7,071 \text{ s.f.} = .29 \text{ FAR (proposed)} < .5 \text{ FAR allowed.}$

I hope this letter is can act as an addendum to our drawings previously submitted and address your concerns.

If you have questions, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in blue ink that reads "Frank E. Matthews, AIA".

Frank E. Matthews, AIA
Director of Architectural Services
N.J. Lic. #12621