

MARUCCI ENGINEERING ASSOCIATES, LLC

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January 16, 2026

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

Re: 116 Thomas Street
Map 10 Block 217 Lot 29
116 Thomas Street LLC (owner/applicant)
Zone: R-G, Garden Apartment Residence District

Dear Chairman and Members of the Planning Board,

This application requests approval for a previously constructed third floor dormer, on the existing three story, three (3) unit residential dwelling.

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

- + Standard Development Application
- + Property Survey prepared by Leeper Land Group, LLC, dated April 11, 2024.
- + Architectural Plans prepared by IFS, Informed Studios LLC, Souleymane B. Dembele, R. A., Dated May 1, 2024.

The subject property is located on the west side of Thomas Street, approximately 173.24 feet southerly from its intersection with Washington Street.

This is an existing three story, three (3) unit residential dwelling, located in the R-G zone, where multi-family dwellings are permitted.

Unfortunately, a 3rd floor dormer was constructed, without prior application for zoning & construction permits, which resulted in the issuance of violations.

The application requires Minor Site Plan approval and seeks variance relief, to cure the outstanding zoning & construction violations.

ARCHITECTURAL PLAN REVIEW

The architectural plans consist of four (4) sheets:

SHEET T-001: This is the Cover Sheet and indicates the location and zoning of the subject property.

SHEET T-002: This is the site plan indicating the location of the dormer expansion.

SHEET A-101: This sheet shows the floor plans on all levels of the dwelling.

BASEMENT PLAN

The basement is indicated as finished.

FIRST FLOOR PLAN

The first floor unit contains a kitchen, three (3) bedrooms and one (1) bathroom.

There does not appear to be an independent living room.

SECOND FLOOR PLAN

The second floor unit contains a kitchen, living room, three (3) bedrooms and one (1) bathroom.

THIRD FLOOR PLAN

The third floor unit contains a combination kitchen/living room, two (2) bedrooms and one (1) bathroom. It should be noted that the previously constructed dormer provided the additional floor area for the kitchen/living room expansion.

SHEET A-201: This shows the building elevations with the 3rd floor dormer expansion on the right side.

In addition to Minor Site Plan approval, the following variance relief is required.

- Side Yard Setback variance:
A side yard of 5.5 feet is proposed for the 3rd floor dormer expansion, where a minimum 10 feet side yard setback is required.
- Parking Variance:
Residential dwellings containing three (3) units or more, are regulated by the New Jersey Residential Site Improvement Standards [RSIS]
Three (3) bedroom units require 2.1 parking spaces per unit, and two (2) bedroom units require 2 parking spaces per unit.
A total of 6.2 parking spaces or rounded to six (6) parking spaces are required.
Zero (0) parking spaces are proposed.

Additionally, relief is required from R-G zoning requirements pursuant to Section 315-37(B):

- (d). 20% landscaped area is required, where a minimum of 10% must be open space dedicated to active or passive recreation area for the residents.

- (i). Not more than 75% of the dwelling units shall have more than one bedroom.
- (k.) All building exteriors shall be of brick or masonry materials.

COMMENTS/RECOMMENDATIONS

- Testimony shall be provided by the applicant or applicant's professionals in support of the required variance relief.
- The architectural plans indicate that the basement is finished.
Testimony shall be provided to substantiate the use of the basement, and its accessibility for use by the tenants.
The basement shall not be utilized for any additional residential units.
- Sheet T-001 is a photograph of the rear of the dwelling, that shows the lawn to be deteriorated and substantially neglected.
The rear yard lawn shall be re-landscaped and made suitable for tenants' use as a passive recreational area, in order to comply with Section 315-37(B)(d).
- There is no refuse/recycling area shown on the plan or indicated by the said photograph in the rear of the dwelling.
A screened and buffered refuse/recycling area is required pursuant to Section 315-30(I) and shall be installed in accordance with this section of the ordinance, as a condition of approval.
- Planning Board approval shall be conditioned on the applicant procuring the required zoning and construction permits to ensure that all previously completed work is in compliance with all applicable construction codes.

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
Planning Board Engineer