

**MARUCCI ENGINEERING ASSOCIATES, LLC**  
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November 10, 2025

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

Re: 77 Myrtle Street  
Map 7 Block 126 Lot 22  
Jean R. Francois (applicant/owner)  
Zone: R-2B, Two Family Residence District

Dear Chairman and Members of the Zoning Board,

This application requests variance relief for the construction of a paver patio in the front and side yards of the subject property, and the installation of a solid fence within the front yard setback.

According to correspondence provided in the application package, Mr. Robert Beese, Senior Deputy Zoning Officer, notified the applicant on August 15, 2025, that this work was being performed without first obtaining the required zoning permit.

Therefore, a stop order was issued due to violation of the zoning ordinance.

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

- + Standard Development Application
- + Property Survey prepared by Allstate Mapping & Layout, Michael H. Saperstein, PLS, dated September 4, 2025

The subject property is situated on the northerly side of Myrtle Street, a corner lot, having a width of 44.79 feet along the Myrtle Street frontage, and a length of 102.74 feet along the Bland Court frontage, and having an approximate area of 3,300 square feet.

The application states that the area was filled with dirt, and the dirt was removed and replaced with paver bricks.

Attachment #1:

This photograph is from Google Street View, July 2018, prior to the applicant's purchase of the subject property and shows the existing vegetation within the front yard along the Myrtle Street frontage.

Attachment #2:

This is a copy of the property survey prepared by W. H. Canada, LS, dated August 16, 2000, certified to the applicant at time of purchase.

Note the pervious areas within the front and side yards, highlighted in green, prior to recent construction.

Attachment #3:

This is scaled copy of the current property survey prepared by Allstate Mapping & Layout, highlighted by my office, indicating the extent of impervious coverage by all existing structures and pavements on the subject property.

It appears that approximately 75% of the subject property consists of impervious materials.

Attachments #4, #5, & #6:

These photographs are taken by Robert Beese, Senior Deputy Zoning Officer, on Tuesday November 4, 2025.

These photographs indicate the extent of the paver patio areas constructed to date, together with a perimeter masonry wall along the Bland Court frontage, and fence posts, indicating a proposed fence on top of said wall.

It should be noted that the dwelling roof drains protrude through the wall and discharge directly out to Bland Court.

## COMMENTS/RECOMMENDATIONS

As submitted, the proposed application will require Class C Bulk & Setback variance relief:

- Schedule A: Bulk & Setback Regulations.  
The constructed paver patios exceed the maximum permitted lot coverage.  
Existing Lot Coverage = 75%  
Maximum Permitted Lot Coverage = 60%
- Section 315-36(D)94): All decks, patios and terraces shall be located in the rear yard only, and must meet the required yard setbacks for principal buildings.  
The patios are constructed within the front yard on Myrtle Street and within the front yard on Bland Court.
- The combination of masonry wall, and fence on top of the wall, along the Bland Court frontage, will exceed the maximum permitted fence height of four (4) feet in a front yard pursuant to Section 315-43(B).  
Also, Section 315-43(I) states "No solid fence shall be erected in a front yard.  
Variance relief is required from these provisions of the fence ordinance.

- Testimony shall be provided by the applicant with respect to the required Class C Bulk & Setback variance relief.
- It should be noted that the subject property is located south of a FEMA regulated Flood Hazard Area, due to its proximity to the Second River.  
As constructed, stormwater runoff from the subject property flows onto Bland Court into a storm culvert under Willow Street that discharges directly into the Second River in Watsessing Park. The increase in impervious coverage on the subject property adversely affects downstream properties.

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.

Very truly yours,

A handwritten signature in black ink, appearing to read "A. Marucci". The signature is fluid and cursive, with a large initial "A" and "M".

Anthony Marucci, PE-LS-PP  
Zoning Board Engineer

22 Bland Ct

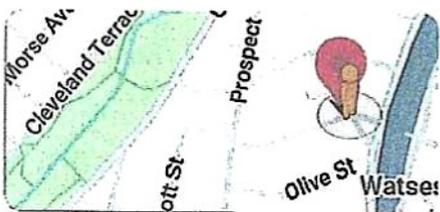
Bloomfield, New Jersey

 Google Street View

Jun 2018 [See more dates](#)



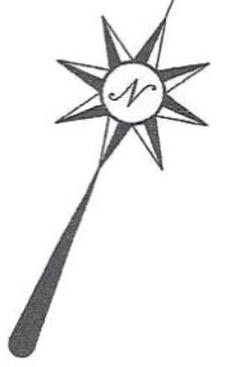
Image capture: Jun 2018 © 2025 Google





N68°47'00"E 21.21'

FILED MAP #131



S34°29'00"E

LOT 22

100.00'

CHAIN LINK FENCE ALONG LINE

CONCRETE  
CONCRETE CURB  
ASPHALT DRIVEWAY  
CONCRETE CURB

CONC. WALL (TYP.)

LOT 21

CONCRETE

WOOD DECK

STEPS

CONCRETE WALK

STEPS

5.1'

2.3' (T)

PAVER PATIO

BILCO DOOR

STORAGE

2 1/2 STORY  
FRAME DWELLING  
(WITH SIDING)

FENCE O.L.

2 1/2 STORY  
FRAME DWELLING  
(WITH SIDING)

#ZZ

N21°13'00"W

5.6'

CHAIN LINK FENCE

CONCRETE WALK

7.4'

ELEC. METER

EM

11.0'

COVERED PORCH

EAVE

PAVER PATIO

CONC. WALL (TYP.)

EDGE OF PAVEMENT

102.74'

FENCE 0.6' (T)  
1.6' (T)

BLOCK CURB

VINYL FENCE

STEPS

FENCE 0.4' (T)

FENCE 0.3' (T)

BLOCK CURB

FENCE 0.5' (T)  
3.1' (T)

VINYL FENCE

CONCRETE SIDEWALK

S68°47'00"W

44.79'

P.O.B.

BLAND COURT  
(F.K.A. MYRTLE COURT)

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