

# MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS • SURVEYORS • PLANNERS

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November 7, 2025

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

Re: 181 Jerome Place  
Map 13 Block 307 Lot 19  
Pablo Baiza Castro (applicant/owner)  
Zone: R-1B, Single Family Residence District

Dear Chairman and Members of the Zoning Board,

This application requests variance relief for resurfacing the existing driveway, constructing a paver walkway, and extending the paver patio area.

According to correspondence provided in the application package, Mr. Robert Beese, Senior Deputy Zoning Officer, notified the applicant on August 13, 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 Behar Surveying Associates, PC, William B. Klapper, PLS, dated July 29, 2025.
- + Marked-up copy of the property survey, provided by the applicant, indicating the Improvements, [highlighted], with hand-written dimensions.

The subject property is situated on the northerly side of Jerome Place, having a width of 34.77 feet and a depth of 152.07 feet along the westerly sideline, 152.80 feet along the easterly sideline, and having an approximate area of 5,300 square feet.

Attachment #1:

This is the marked-up copy of the property survey provided by the applicant.

Board members will note that this marked up copy of the property survey is reduced in size and therefore is not to scale.

The existing 2 & ½ story, single family, frame dwelling fronts on Jerome Place.

A detached two-car frame garage is situated at the rear of the property, with an asphalt driveway on the west side of the dwelling connecting said detached garage to Jerome Place.

Apparently, the applicant has constructed a paver patio in the rear of the property which also extends into the side yard along the east side of the dwelling, and along the east side of the detached garage.

Attachment #2:

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

It appears that approximately 89% of the subject property consists of impervious materials.

#### COMMENTS/RECOMMENDATIONS

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

- Schedule A: Bulk & Setback Regulations.  
The constructed paver patio and walkways exceed the maximum permitted lot coverage.  
Existing Lot Coverage = 89%  
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.  
Portions of the patio are located in the side yard.  
Existing Side yard Setback = 2.0 to 2.5 feet.  
Minimum Required Side Yard Setback = 6 feet.
- 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 just outside of a FEMA regulated Flood Hazard Area, due to its proximity to the Second River, as shown on Attachment #3.

Any increase in impervious coverage on the subject property may, potentially, adversely affect downstream properties.

My office has no further comments at this time.

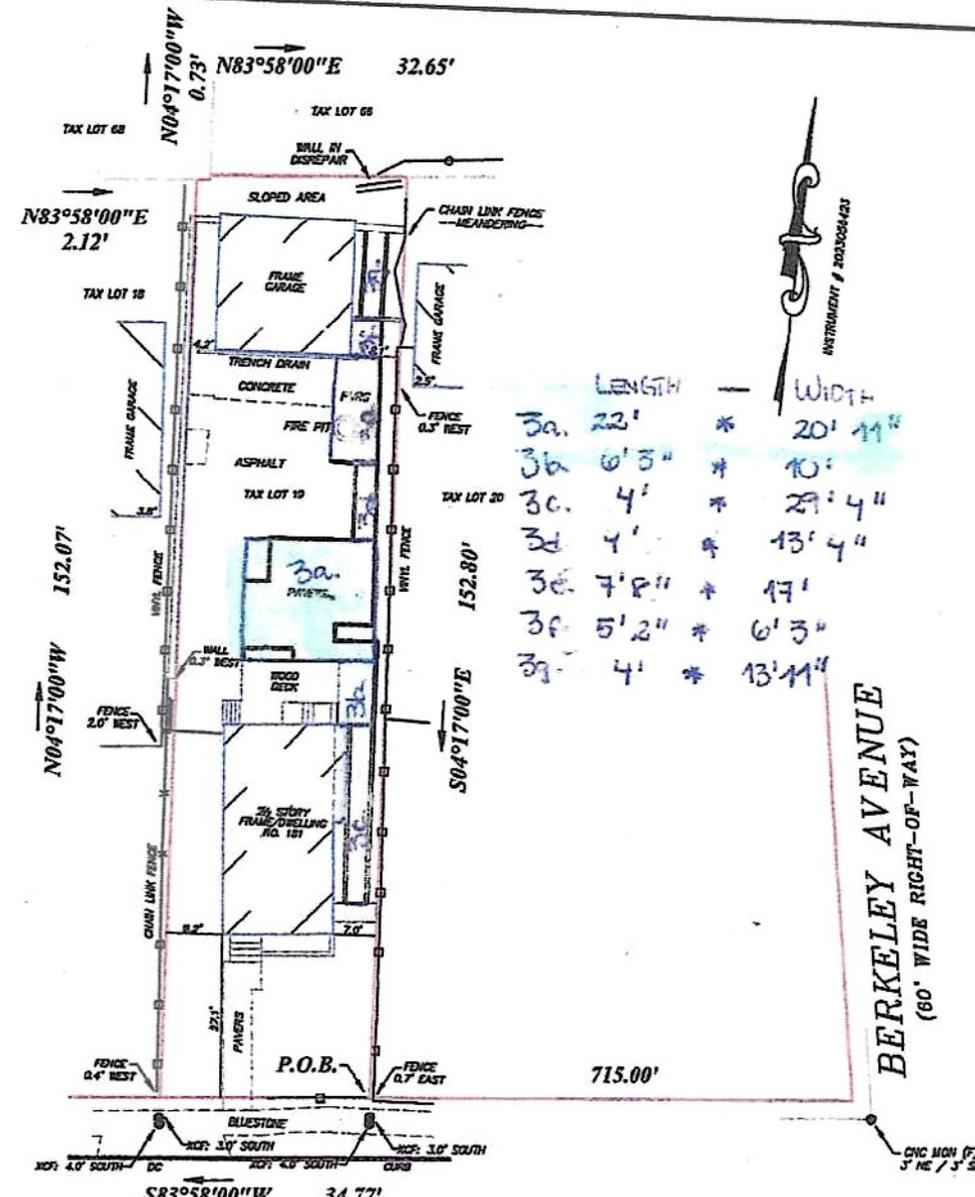
However, my office reserves the opportunity for further comments/recommendations pending testimony received during the hearing process.

Very truly yours,

A handwritten signature in black ink that reads "A Marucci". The signature is written in a cursive style with a large, prominent initial "A".

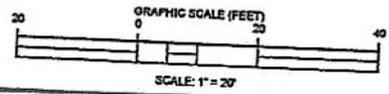
Anthony Marucci, PE-LS-PP  
Zoning Board Engineer

- LEGEND:**
- AI : AREA INACCESSIBLE
  - BLDG: BUILDING
  - BLRD: BOLLARD
  - (C) : CAPPED MARKER
  - CLF : CHAIN LINK FENCE
  - CNC : CONCRETE
  - C/O : CLEAN-OUT
  - DWG : DWELLING
  - (D) : DEED DIMENSION
  - DC : DEPRESSED CURB
  - GUY : GUY WIRE
  - HIGH: CELLAR HATCH
  - HYD : HYDRANT
  - IRS/P: IRON ROD SET/FOUND
  - IPF : IRON PIPE FOUND
  - LP : LIGHT POLE
  - (M) : MEASURED DIMENSION
  - MN : MONITORING WELL
  - MON : MONUMENT
  - MNS/P: MAG-NAIL SET/FOUND
  - MTF : METAL/IRON FENCE
  - OHV : OVERHEAD WIRES
  - OL : OIL FILLER
  - POB : POINT OF BEGINNING
  - S/T: STAKE & TACK SET
  - SM : SURVEY MARKER
  - TRAN: TRANSFORMER UTILITY
  - UP : UTILITY POLE
  - VF : VINYL FENCE
  - XCS/P: CROSS CUT SET/FOUND
  - W : WASHER MARKER
  - WF : WOOD FENCE



	LENGTH		WIDTH
3a.	22'	*	20' 11"
3b.	6' 3"	*	10'
3c.	4'	*	29' 4"
3d.	4'	*	13' 4"
3e.	7' 8"	*	17'
3f.	5' 2"	*	6' 3"
3g.	4'	*	13' 11"

**JEROME PLACE**  
 (50' WIDE RIGHT-OF-WAY)  
 --29.7' PAVEMENT WIDTH--



**LOCATION SURVEY OF:**  
 181 JEROME PLACE, TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY

TAX BLOCK/LOR: 307/19      DATE: JULY 29, 2025      SCALE: 1"=20'  
 DEED (INSTRUMENT NO.): 2023058423      ORDER NUMBER: BSA-20149      TITLE NUMBER: N/A

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

THE INFORMATION SHOWN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT THE SITE ON THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE OF THE FOUND AND NOT VISIBLE.

NO ATTEMPT SHOULD BE MADE TO PHYSICALLY ESTABLISH THE LOCATION OF BOUNDARY LINES FOR THE PURPOSE OF CONSTRUCTION OF PERMANENT IMPROVEMENTS BY USING DIMENSIONS SHOWN ON THE SURVEY OR SCALED DISTANCES HEREON.

THIS MAP OR ANY PART THEREOF IS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT BY BEHAR SURVEYING ASSOCIATES, PC.

COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND IMPRESSION SEAL ARE NOT VALID.

THIS CERTIFICATION IS MADE ONLY TO HEREIN NAMED PARTIES FOR PURCHASE OF MORTGAGE OF NON-DELMINATED PROPERTY BY NAMED PURCHASER, NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE, INCLUDING BUT NOT LIMITED TO, USE OF SURVEY FOR A SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

A WRITTEN "WARNER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 17:27-2.1(d).

THIS SURVEY IS COPYED AS HAVING BEEN PREPARED UNDER MY DIRECT SUPERVISION TO THE FOLLOWING:

1. PAOLO BAZA CASTRO



**Behar Surveying Associates, PC**  
 Land Surveying & Mapping Services  
 61 Locust Lane, East Rutherford, NJ 07073  
 Phone: 973-778-0010; Fax: 973-778-0027  
 www.beharsurveying.com

**WILLIAM B. KLAPPER**  
 PROFESSIONAL LAND SURVEYOR  
 NJ LICENSE NO. 246503317500

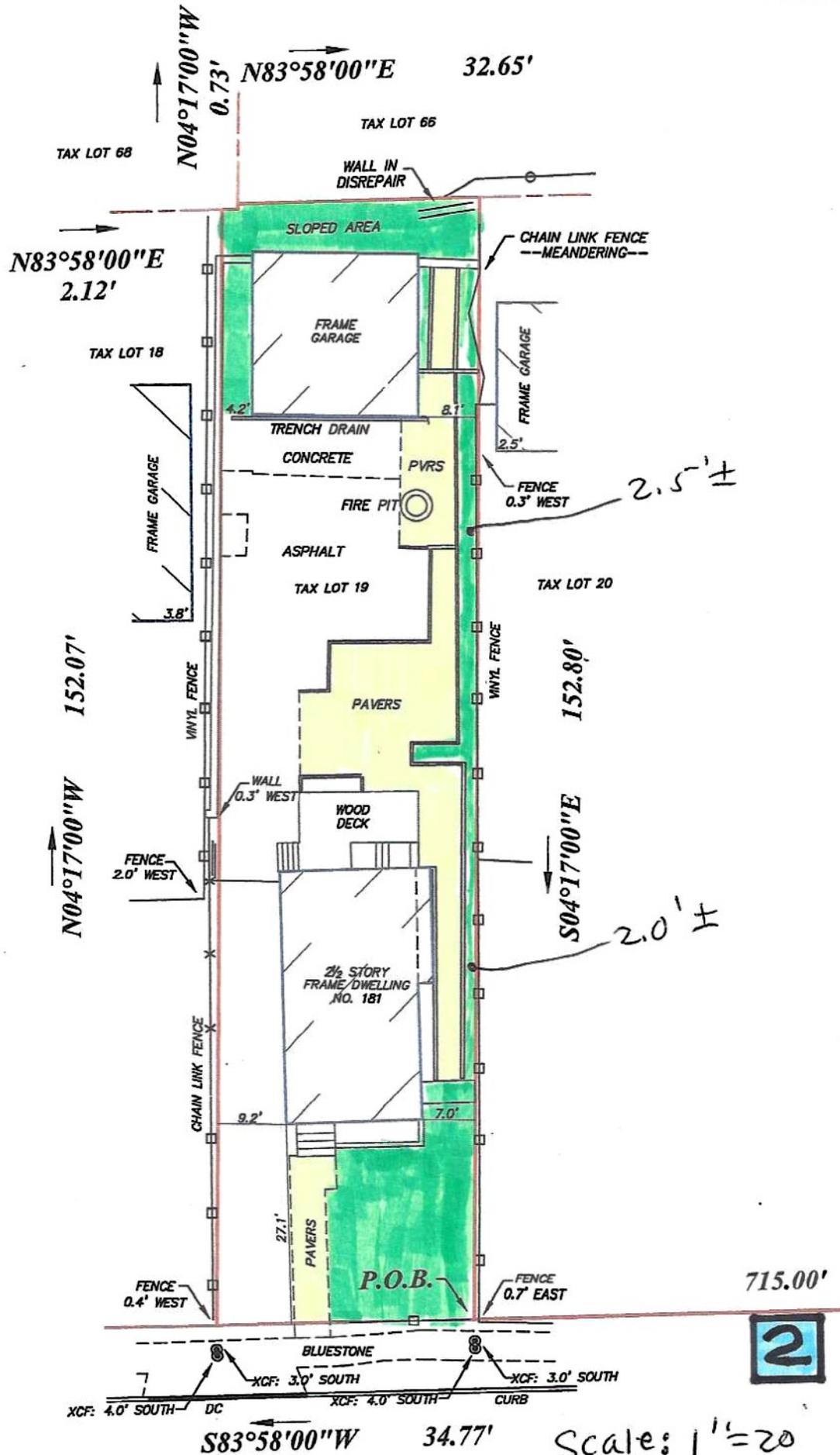
**JEREMY A. KLAPPER**  
 PROFESSIONAL LAND SURVEYOR

- NJ LICENSE NO. 246504331600
- NY LICENSE NO. 050876
- CT LICENSE NO. LSX-0070469
- RI LICENSE NO. LS-0002527
- DC LICENSE NO. LS2002053
- VT LICENSE NO. 024.031165
- KY LICENSE NO. 4239
- PA LICENSE NO. SUD75625



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# National Flood Hazard Layer FIRMette

74°11'37"W 40°47'44"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRMAP



- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE)  
Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH, VE, AR
  - Regulatory Floodway

- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee, See Notes, Zone X
  - Area with Flood Risk due to Levee Zone D

- OTHER AREAS OF FLOOD HAZARD**
- NO SCREEN Area of Minimal Flood Hazard Zone X
  - Effective LOMRs
  - Area of Undetermined Flood Hazard Zone I

- OTHER AREAS**
- Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall

- GENERAL STRUCTURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
  - Coastal Transsect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transsect Baseline
  - Profile Baseline
  - Hydrographic Feature

- OTHER FEATURES**
- Digital Data Available
  - No Digital Data Available
  - Unmapped

- MAP PANELS**
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

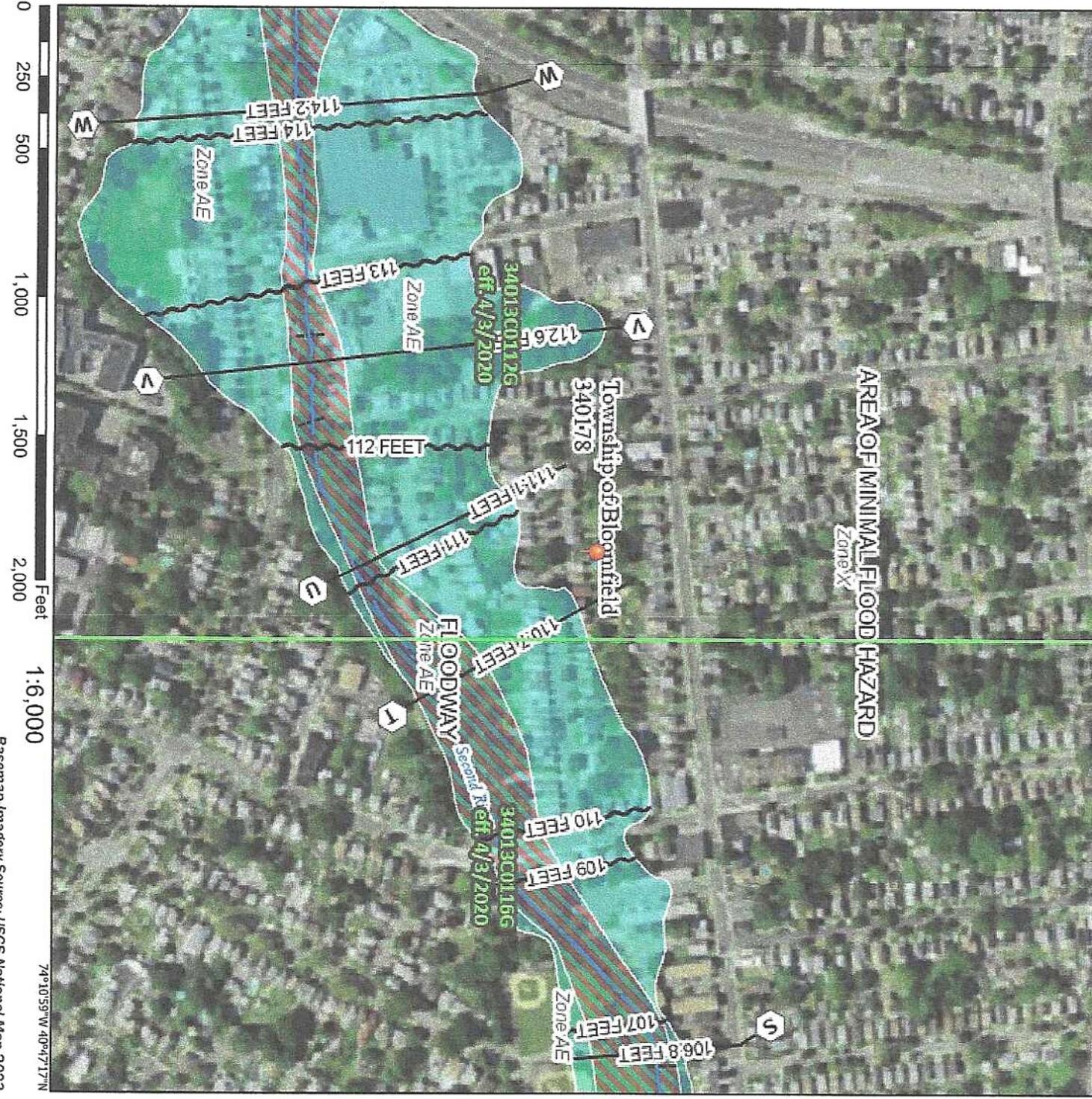
- OTHER FEATURES**
- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
  - 17.5 Coastal Transsect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transsect Baseline
  - Profile Baseline
  - Hydrographic Feature

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/3/2025 at 5:27 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMap panel number, and FIRMap effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.



74°10'59"W 40°47'17"N

Basemap Imagery Courtesy: JICCC National Map 2022