

MARUCCI ENGINEERING ASSOCIATES, LLC

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POST OFFICE BOX 509
CEDAR KNOLLS, NEW JERSEY 07927

PHONE (973) 887-3066
FAX (973) 887-3066

November 12, 2025

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

Re: 860 Broad Street
Map 31 Block 841 Lot 3
Micah Tucker (applicant/owner)
Zone: R-1A, Single Family Residence District

Dear Chairman and Members of the Zoning Board,

This application requests variance relief for proposed additions and renovations to the existing single family dwelling

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

- + Standard Development Application
- + Property Survey prepared by JMH Associates, James M. Helb, PE, PLS, PP, dated August 25, 2014.
- + Architectural Plans prepared by James S. McNeight, Architect - Planner, PC, dated August 6, 2025, and revised to September 26, 2025.

EXISTING CONDITION

The subject property is situated on the westerly side of Broad Street, having a width of 37.82 feet, and a depth of 100.00 feet on its southerly sideline, and a depth of 101.76 feet along its northerly sideline, with an area of 3,782 square feet.

The subject property is undersized per the current R-1A zoning requirements of 50 feet minimum lot width, and 5,000 square feet minimum lot area.

The property contains a 1 & ½ story frame dwelling with an attached rear deck, detached garage in the rear, and asphalt driveway along the southerly sideline, connecting said detached garage to Broad Street.

PROPOSED CONDITION

BASEMENT PLAN

The basement is shown to remain unfinished, with an existing powder room, utilities and laundry area.

FIRST FLOOR PLAN

The first floor is expanded both in the front and in the rear.

The first floor will contain an entry/foyer, office, living room, dining room, kitchen and powder room.

First floor area = 897 square feet

SECOND FLOOR PLAN

The second floor contains three (3) bedrooms and two (2) bathrooms.

Second floor area = 897 square feet

ATTIC PLAN

A staircase is proposed to the attic, which contains a gym and storage areas.

The attic height varies from 82 inches [6 feet-10 inches], to 84 inches [7 feet].

The plan indicates approximately 93 square feet of seven (7) feet height or more.

ELEVATION VIEWS

The northerly side elevation shows one attic dormer.

The southerly side elevation shows two attic dormers.

COMMENTS/RECOMMENDATIONS

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

- Minimum Front Yard Setback:
Existing = 13.61 feet
Proposed = 13.61 feet
Minimum Required: 25 feet
- Minimum Side Yard Setback
Existing = 4.27 feet
Proposed = 4.27 feet
Minimum Required = 6 feet
- Minimum Combined Side Yards
Existing = 13.08 feet
Proposed = 13.08 feet
Minimum Required = 14 feet

- Maximum Building Coverage
Existing = 28%
Proposed = 29.8%
Maximum Permitted = 20%
- Maximum Impervious Lot Coverage
Existing = 49%
Proposed = 50.8%
Maximum Permitted = 45%

The board shall determine if the proposed architectural plan design constitutes a three (3) story structure. The R-1A zone permits a maximum height of two and one half (2 & ½) stories.

The zoning ordinance defines a half story as follows:

Story, Half: "A space under a sloping roof that has the line of intersection of the roof and wall face not more than three feet above the floor level and in which space the possible floor area with a headroom of five feet or less occupies at least 40% of the total floor area of the story directly beneath".

While the architectural plan indicates an area of 93 sf having a height of seven (7) or more, my office calculates an area of approximately 491 sf having a height of at least 82 inches [6 feet-10inches] or more. This attic area of 491 sf relates to 54.7% of the second floor area [897 sf].

Based on the ordinance definition, the attic would be considered a third floor, which triggers an additional Class C height variance for the number of stories.

Secondly, the 491 sf of 82 inch [6 feet-10 inch] height within the proposed attic, will increase the total floor area of the first, second and third floors to 2,285 sf, or a Floor Area Ratio of $2,285/3,782 = 0.60$. The maximum permitted Floor Area Ratio (FAR) is 0.50. This will trigger a d-4, Floor Area Ratio (FAR) variance.

The board should consider whether variance relief will be required for a third floor, where only 2 & ½ stories are permitted.

Secondly, the board should consider whether a d-4, Floor Area Ratio (FAR) variance is warranted.

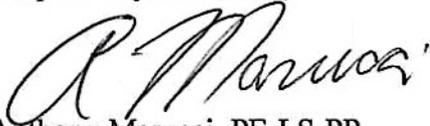
Should the board determine that a d-4, FAR variance is required, the applicant will need to re-notice, as the board will not otherwise have jurisdiction.

- Testimony shall be provided by the applicant and/or the applicant's professionals in support of the required variance relief.

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,

A handwritten signature in black ink, appearing to read 'A. Marucci', written in a cursive style.

Anthony Marucci, PE-LS-PP
Zoning Board Engineer