

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

January 31, 2026

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

Re: 164 Jerome Place
Map 13 Block 308 Lot 77
Michell Contreras (owner/applicant)
Zone: R-1B, 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 situated on the subject property.

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

- + Standard Development Application
- + Property Survey prepared by Schwerzler Land Surveying, Inc.,
Greg Schwerzler, PLS, dated October 8, 2025.
- + Architectural Plans prepared by Lester Katz, RA, dated May 22, 2025,
with revisions through June 18, 2025.

The subject property is situated on the southerly side of Jerome Place between Berkeley Avenue and Walnut Street.

The property is uniquely shaped, having a narrow width of 25 feet and an average depth of approximately 409 feet, and with an area of 10,217.24 square feet.

A 2 & ½ story frame dwelling is situated on the property along the Jerome Street frontage, having non-conforming setbacks consisting of 7.1 feet front yard, 2.9 feet westerly side yard, and 4.8 feet easterly side yard.

The subject property enjoys a common driveway with the adjacent property to the east, Tax Lot 76.

The rear of the property is encumbered with a 20 feet wide sanitary sewer easement in favor of Second River Joint Meeting.

Further to the rear, the property is encumbered by the Second River, that flows through the property in an easterly direction.

The subject property is also located in a FEMA, regulated Flood Hazard Area.

ARCHITECTURAL PLAN REVIEW

SHEET A-0: COVER SHEET

This sheet provides zoning information and property survey prepared by Manno Surveying, Inc., dated February 17, 2023.

It should be noted that the Manno property survey is superseded by the current Schwerzler property survey dated October 8, 2025.

SHEET A00.0: NOTES

These are general construction notes for the various building subcodes.

SHEET A-1: FLOOR PLANS

Basement Floor Plan indicates an existing full bathroom, but no living space.

First Floor Plan indicates the existing enclosed porch to be incorporated with the existing living room.

Second Floor Plan proposes a bedroom to be constructed over the existing first floor porch, as labeled Bedroom #3.

Attic Floor Plan proposes a fourth bedroom, and full bathroom, with the rear portion of the structure labeled as storage.

The second floor contains a floor area of approximately 813 square feet.

The attic floor contains a floor area of approximately 525 square feet.

The attic contains approximately 64.6% of the area of the story below [second floor].

Therefore, the attic, by definition, is considered a full story.

SHEET A-2: ELEVATIONS

These are the four elevations, front, rear and sides.

The total height of the proposed structure is 32 feet., and three (3) stories.

SHEET A-3: ELECTRICAL/PLUMBING PLANS

Plan indicates electrical wiring locations, plumbing risers and a section through the proposed design.

SHEET S-1: FLOOR PLANS

Plan indicates existing walls to be removed or to remain, and new interior & exterior wall construction.

REQUIRED VARIANCE RELIEF

The following Class C Bulk variance relief is required pursuant to the R-1B requirements set forth in Schedule A: Bulk and Setback Regulations, as established in the current zoning ordinance.

- Front Yard Setback: 7.1 feet, both existing and proposed, where a minimum 20 feet front yard setback is required.
- Side Yard Setback [East Side]: 4.8 feet, both existing and proposed, where a minimum 6 feet side yard setback is required.
- Side yard Setback [West Side]: 2.9 feet, both existing and proposed, where a minimum 6 feet side yad setback is required.
- Building Height [Number of Stories]: Three (3) story height is proposed, where maximum 2 & ½ stories is permitted.

All other Bulk and Setback requirements are conforming, or existing non-conforming.

COMMENTS/RECOMMENDATIONS

- Testimony shall be provided by the applicant or applicant's professionals in support of the required variance relief.
- The board should consider the impact of the proposed three (3) story height as it relates to the character of the neighborhood, or the streetscape.
The majority of existing homes in the immediate neighborhood have one story enclosed front porches, and 2 & ½ story dwelling heights.

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
Zoning Board Engineer