

MARUCCI ENGINEERING ASSOCIATES, LLC

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January 31, 2026

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

Re: 90 Montgomery Street
Map 19 Block 481 Lot 21
The Montgomery Trust (owner/applicant)
Zone: R-G, Garden Apartment Residential District

Dear Chairman and Members of the Zoning Board,

This application requests variance relief for the installation of a chain link fence in the front yard area of the subject property prior to the issuance of an approved zoning permit.

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

- + Standard Development Application
- + Property Survey prepared by Borrie, McDonald & Watson, Land Surveyors, Richard T. Watson, PLS, dated April 9, 2024, and revised to September 9, 2025, to show the location of the installed fence in the front yard.
- + Correspondence dated September 8, 2025, together with photo exhibits provided by the applicant.

This application is before the Zoning Board as a result of the issuance of a zoning violation issued by Senior Deputy Zoning Officer, Robert Beese, to the applicant on July 30, 2025, for installation of the fence without first obtaining the required zoning permit.

Attachment #1 is a copy of a portion of the property survey, highlighted, to show the location of the installed chain link fence along the Montgomery Street right-of-way line and along the driveway.

Attachment #2 are photos taken by Mr. Beese, dated July 30, 2025, of the chain link fence.

Attachment #3 is a photo of the chain link fence provided by the applicant.

As the photographs indicate, the fence is installed at a height of approximately 3.5 feet, and is constructed of a black, vinyl coated, steel chain link material.

Attachment #4 is a street view of the subject property prior to the fence installation and current extensive vegetative growth in the front yard.

REQUIRED VARIANCE RELIEF

Fences are regulated pursuant to Section 315-43 of the zoning ordinance. The ordinance provisions pertinent to this application are listed as follows:

- A. For the purposes of this section, a fence in excess of eighteen (18) inches in height shall require a zoning permit.
A zoning permit was not obtained prior to the installation.
- I. No solid fence shall be erected in any front yard.
Any fence erected in a front yard shall have a minimum of 60% open construction, except chain link, rail and wire mesh fences are not permitted in any front yard.
The installed chain link fence in the front yard is not permitted. [Variance relief is required]
- K. Except for split rail fences, any fence permitted in a front yard shall be setback a minimum of ten (10) feet from a front lot line.
No fence shall be erected so as to hinder sight distances necessary to safely exit a driveway.
The installed fence is set on or along the front lot line. [Variance relief is required]

COMMENTS/RECOMMENDATIONS

- Testimony shall be provided by the applicant or applicant's professionals in support of the required variance relief.
- The existing driveway, as shown on the property survey, appears to be used in common with the adjacent property to the east [86 Montgomery Street], Tax Lot 22.
The fence and extensive vegetative growth may hinder sight distance of vehicles exiting said driveway onto Montgomery Street for both pedestrian and vehicular activity.

There is substantial pedestrian activity along Montgomery Street with Fairview Elementary School located at the intersection of Montgomery Street and Berkeley Avenue, just a few hundred feet west of the subject property.

This potentially limited sight distance, created by the newly installed fence and vegetative growth in the front yard is of concern and needs to be addressed by the applicant.

Is there a recorded easement agreement for the driveway to be used in common with the adjacent property owner to the east? Does the adjoining neighbor also utilize the driveway?

My office has no further comments or engineering-related issues 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 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

MONTGOMERY 50' WIDE STREET

BERKELEY AVENUE

S 83°45' W
481.73'



P.O.B.

(200'± DEED)
192.45'

S 7°12' E
7'12"

N 7°12' W
7'12"

LOT 21
BLOCK 481
BLOOMFIELD TAX MAP

AREA = 6575 SQ. FT.
or 0.15 ACRES

N/F OLIVER OSWALD AND WIFE







