

MARUCCI ENGINEERING ASSOCIATES, LLC

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January 30, 2026

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 (owner/applicant)
Zone: R-1A, Single Family Residence District

SECOND REVIEW

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 documentation and plans for the preparation of this report.

- + Standard Development Application
- + Property Survey prepared by JMH Associates, James M. Helb, PE-LS-PP, dated August 25, 2014.
- + Architectural Plans prepared by James S. McNeight, Architect – Planner, PC, dated August 6, 2025, with revisions dated September 26, 2025, December 23, 2025, and January 22, 2026.

This application was originally presented before the Zoning Board and partially heard at their regular meeting held on December 4, 2025.

The application was subsequently adjourned to the board's February 5, 2026, regular meeting.

The current architectural plans, revised to January 22, 2026, have substantially reduced the required variance relief from the prior submission.

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 has a width of 37.82 feet, a depth of 100.00 feet on its southerly sideline, a depth of 101.76 feet on its northerly sideline, and an area of 3,782 square feet.

In the existing condition, the dwelling is a one & one-half [1&1/2] story structure, with a detached one car garage in the rear of the property.

The application, pursuant to the current architectural plans, revised to January 22, 2026, proposes a full second floor addition over the existing dwelling footprint, and with a partial attic level.

REQUIRED VARIANCE RELIEF

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

- Front Yard Setback: 13.61 feet, both existing & proposed, where a minimum 25 feet setback is required.
- Side Yard Setback: 4.27 feet, both existing & proposed, where a minimum 6 feet setback is required.
- Combined Side Yard Setback: 13.08 feet, both existing & proposed, where a minimum of 14 feet is required.

All other Bulk and Setback requirements are either 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 proposed second floor addition will be constructed over the existing dwelling footprint. Therefore, no increase in stormwater runoff is anticipated, and no stormwater management facilities are required.

However, the proposed roof gutters and leaders shall not be directed or discharged towards adjacent properties.

This recommendation should be considered as a condition of approval if the board acts favorably on the application.

- Testimony shall be provided as to the location of any proposed exterior air conditioning condensers, or other HVAC equipment, to ensure that said units are situated in accordance with zoning requirements.

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, flowing style.

Anthony Marucci, PE-LS-PP
Zoning Board Engineer