

MARUCCI ENGINEERING ASSOCIATES, LLC

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February 13, 2026

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

Re: 223-225 North 16th Street
Map 3 Block 19 Lots 36 & 38
Neyda Feliciano (owner/applicant)
Zone: R-2B, Two Family Residence District

Dear Chairman and Members of the Zoning Board,

This application requests variance relief to subdivide the existing property for the purpose of creating a vacant undersized lot, to construct a new single family dwelling.

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

- + Standard Development Application
- + Property Survey & Minor Subdivision Plat prepared by George J. Anderson, LLC, Professional Land Surveyors, Lauri A. Anderson, PLS, dated December 5, 2024
- + Architectural Plans for the proposed single family residence prepared by AM Architect's Studio, Allende Matos, Architect, dated October 17, 2025

EXISTING CONDITION

The subject property consists of two contiguous tax map lots [36 & 38], under common ownership, that are currently merged into one parcel as a matter of law.

Lot 36, aka 225 North 16th Street, contains a two (2) family dwelling, with a two (2) car detached garage in the rear.

Lot 38, aka 223 North 16th Street, is currently vacant.

The merged subject property has a frontage of 73.00 feet along North 16th Street and a depth of 100.00 feet with a total area of 7,300.00 square feet.

The application proposes subdividing the subject property, where the existing dwelling and detached garage will remain on Lot 36 with a frontage of 40 feet and an area of 4,000.00 square feet.

Lot 38, post subdivision, will be considered undersized, having a frontage of 33 feet and lot area of 3,300 square feet.

According to the architectural plans, a single family dwelling is proposed to be constructed on the vacant Lot 38.

REQUIRED VARIANCE RELIEF

The application requires Minor Subdivision approval with variance relief, as follows:

PROPOSED LOT 36 [Existing two (2) family dwelling and detached garage]

- Class D-4, Floor Area Ratio [FAR] variance relief is required.
0.60 Floor Area Ratio [FAR] is proposed, where a maximum 0.50 is permitted.
- Class C Bulk variance relief is required for Maximum Building Coverage
38.8% Building Coverage is proposed, where 25% maximum is permitted
- Class C Bulk variance relief is required for Maximum Lot Coverage
63% Lot Coverage is proposed, where maximum 60% Lot Coverage is permitted
- Class C Bulk variance relief is required for side yard setback on the accessory building [garage]
2.51 feet side yard setback is proposed, where 5.0 feet minimum is required.

PROPOSED LOT 38 [Proposed single family dwelling]

- Class D-4 Floor Area Ratio [FAR] variance relief is required.
According to the architectural plans, Sheet T-001, Building Characteristics
First Floor = 837 sf & Second Floor = 837 sf: Total, without basement, = 1,674 sf
 $FAR = 1674/3300 = 0.5073$, where maximum 0.50 is permitted
- Class C Bulk variance relief is required for Minimum Lot Area
3,300 square feet lot area is proposed, where minimum 4,000 square feet is required
- Class C Bulk variance relief is required for Minimum Lot Width
33 feet lot width is proposed, where minimum 40 feet lot width is required
- Class C Bulk variance relief is required for Minimum Front Yard Setback
12 feet front yard setback is proposed, where 20 feet is required.
Note: Prevailing front yard setback shall be calculated pursuant Section 315-35(B)(4)
- Class C Bulk variance relief is required for Minimum Side Yard Setback
3.08 feet side yard setback is proposed, where minimum 6 feet is required
- Class C Bulk variance relief is required for Maximum Building Coverage
30.1% building coverage is proposed, where maximum 25% is permitted

- * Class C Bulk variance relief is required for the location of the proposed driveway.
Section 315-30(O): Specific Design Standards, regulates the location of off-street parking.
(13). In residential zones, driveways leading to a garage must be setback a minimum of five (5) feet from a side property line.
The proposed driveway is along a zero (0) side yard setback.

COMMENTS/RECOMMENDATIONS

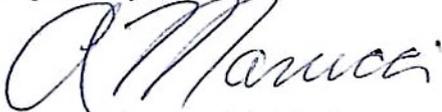
- Testimony shall be provided by the applicant or applicant's professionals in support of the required variance relief.
- It appears that the D-4, Floor Area Ratio [FAR] variance relief for Proposed Lot 36 (existing 2 family dwelling) is self-created, resulting from the proposed minor subdivision.
- Class C variance relief for maximum building coverage, maximum lot coverage, and side yard setback for accessory building, for Proposed Lot 36, are also self-created resulting from the proposed minor subdivision.
- The architectural plans, Sheet T-001, Zoning Data, considers the undersized lot area and frontage on Proposed Lot 38 as existing non-conforming conditions.
These conditions are self-created resulting from the proposed minor subdivision.
- The architectural plans note that the basement of the proposed single family dwelling will be used for storage only.
Therefore, the basement is not included in the Floor Area Ratio [FAR] calculations for the proposed single family dwelling.
However, a full bathroom is shown on the basement floor plan, Sheet A-100.
What is the purpose of designing a full bathroom in the basement, if not for accessory potential living space?
- Applicant shall determine if the subject property fronts on a street with an established setback pursuant to Section 315-35(B)(4).
A setback shall be deemed "established" if the front yard setbacks on the four lots nearest the subject property on the same side of the street are either all greater than or all less than the permitted front yard setback in the zone.
If the "established" front yard setback cannot be met, the required front yard setback of 20 feet shall govern pursuant to Schedule A: Bulk and Setback Regulations.
The prevailing setback information shall be performed by a Land Surveyor licensed in the State of New Jersey.

- This portion of North 16th Street is located in a FEMA Regulated Flood Hazard Area.
[See attached FIRM map]
Should the Zoning Board act favorably on this application, a Flood Hazard Permit shall be obtained from the NJ Department of Environmental Protection [NJDEP] prior to the submission and approval of construction permits for the new single family dwelling.
- Should NJDEP approve the Flood Hazard Area permit, a grading & drainage plan with stormwater management shall be designed for the new dwelling by a Professional Engineer, licensed in the State of New Jersey, and submitted for review and approval by my office.
- As a condition of Zoning Board approval, the sidewalks along the proposed dwelling frontage as well as the frontage along #225 North 16th Street shall be reconstructed as directed and approved by the Township Engineer's Office.

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.

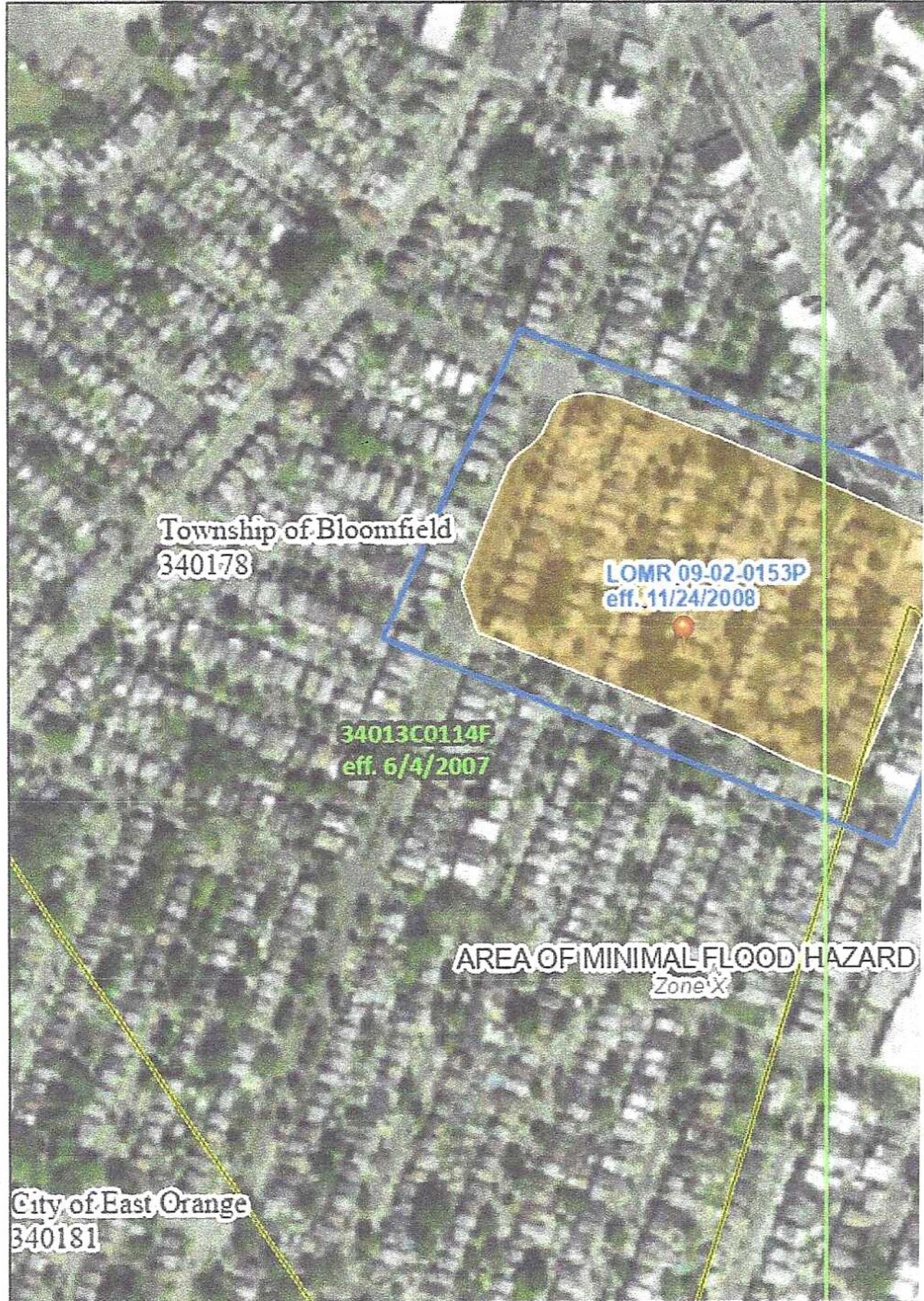
Respectfully submitted,



Anthony Marucci, PE-LS-PP
Zoning Board Engineer

National Flood Hazard Layer FIRMette

74°11'38"W 40°46'41"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

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

-  NO SCREEN Area of Minimal Flood Hazard *Zone X*
-  Effective LOMRs
-  Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

-  Channel, Culvert, or Storm Sewer
-  Levee, Dike, or Floodwall

OTHER FEATURES

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

MAP PANELS

-  Digital Data Available
-  No Digital Data Available
-  Unmapped



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 **1/8/2025 at 5:38 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, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



74°11'W 40°46'14"N