

MARUCCI ENGINEERING ASSOCIATES, LLC

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February 11, 2026

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

Re: 12 Park Street
Map 12 Block 245 Lots 18, 23, 27 & 29
Park United Methodist Church (owner/applicant)
Zone: R-1B, Single Family Residence District / PO/R, Professional Office/Residential,
and Historic District Overlay Zone

Dear Chairman and Members of the Zoning Board,

This application requests variance relief to construct a play area [33 feet x 26 feet] on one of the church properties located in the R-1B residence zone, as an accessory use to the existing daycare center located within the church building, which is situated in the PO/R zone.

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

- + Standard Development Application
- + Property Survey prepared by Casey and Keller Inc., Michael T. Lanzafama, PE-LS-PP, dated January 5, 2023, with revisions dated May 15, 2025, and August 12, 2025
- + Playground Plot Plan prepared by Casey and Keller, Inc., Michael T. Lanzafama, PE-LS-PP, dated January 6, 2023, with revisions dated May 15, 2025, and August 12, 2025

The subject property, owned by Park United Methodist Church, consists of the following:

- Block 245 Lot 18: Church Building with existing daycare facility; Zone: PO/R
12 Park Street, aka 118 & 120 Broad Street
- Block 245 Lot 23: Accessory parking for church purposes; Zone: R-1B
20 Park Street
- Block 245 Lot 27: Single family dwelling with accessory parking in the rear; Zone: R-1B
49 State Street
- Block 245 Lot 29: Single family dwelling with detached garage in the rear; Zone: R-1B
45 State Street

The subject properties are also located in the Historic District Overlay Zone.

The proposal is to demolish and remove the detached garage in the rear of Lot 29, aka 45 State Street, and to construct a play area having dimensions of [33 feet by 26 feet], or 858 square feet.

The play area will be enclosed with a four (4) feet high metal picket fence and surfaced with a fall-absorbing ground surface.

The play area will be setback five (5) feet from the southerly property sideline and easterly property rear line of Lot 29, aka 45 State Street.

The play area will also be protected utilizing bollards set at five (5) feet centers, along the westerly and northerly sides, in the event of any potential vehicular accidents.

It should be noted that all four (4) properties are contiguous to each other. Children walking to the play area, accompanied by adult supervision, will only traverse church owned properties to access the proposed play area.

It appears the walking path is asphalt paved with only a portion of proposed concrete walkway required from the existing parking area on Lot 27, aka 49 State Street, to the play area entrance gate.

REQUIRED VARIANCE RELIEF

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

- Class D-1, variance relief is required, where the play area is not permitted in the R-1B zone. The proposed play area will not be accessory to the existing single family dwelling located on Lot 29, aka 45 State Street.
The proposed play area will be accessory to the existing daycare facility located in the church building on Lot 18, aka 12 Park Street.
- Class C Bulk variance relief is required for the removal of the accessory detached garage on Lot 29, aka 45 State Street.
Section 315-40(B): “One and two family dwellings shall provide two parking spaces per dwelling unit, at least one of which shall be located within an enclosed garage”.
Lot 29, aka 45 State Street, can accommodate sufficient surface parking to satisfy the parking requirement without the garage.
- Class C Bulk variance relief is required for the proposed play area setback to the PO/R zone.
Section 315-35(B): Yard Regulations. (5): Lots in one zone that abut lots in a different zone.
Structures on any lot in a particular zone that shares a common lot line with a lot in a different zone shall conform to the more restrictive setback requirements of the two zones along the common line.

Lot 29, aka 45 State Street, in the R-1B zone, abuts Lot 14, aka 106 Broad Street, in the PO/R zone.

Pursuant to Schedule A: Bulk and Setback Regulations, the required accessory building setback in the PO/R zone is ten (10) feet, where the play area is proposed at five (5) feet.

COMMENTS/RECOMMENDATIONS

- Testimony shall be provided by the applicant or applicant's professionals in support of the required variance relief.
- Testimony shall be provided by the applicant or applicant's professionals as to the type and quantity of play structures and equipment proposed in the play area.
- The subject properties are situated within the Historic District Overlay Zone. It is the Zoning Board's long-standing practice to allow any applications located in the Historic District to appear before the Historic Preservation Commission [HPC] prior to the Zoning Board hearings, in order to solicit comments and recommendation from the Historic Preservation commission [HPC].
To that end, the Historic Preservation Commission did approve this application pursuant to their meeting held on October 21, 2025, with subsequent resolution No. 2025-17, adopted on November 19, 2025. [Copy of the memorialized resolution is attached to this report]
- The safety bollards, by scale, are set at approximately five (5) feet on centers. My office recommends the bollards to be installed at four (4) feet centers for greater safety.
- Is any exterior lighting proposed or required for the play area?
- What type of surface or ground treatment is proposed within the southerly and easterly five (5) feet setback areas of the play area?
Is any landscaping proposed to buffer the play area from the adjacent and adjoining properties, more specifically, Lot 30, aka 41 State Street, which is a residential dwelling?
- Will the play area be locked out when not in use by the daycare center, in order to prevent unauthorized use?

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 blue ink that reads "A Marucci". The signature is written in a cursive style with a large, stylized initial "A".

Anthony Marucci, PE-LS-PP
Zoning Board Engineer

RESOLUTION NO. 2025-17

RESOLUTION OF THE TOWNSHIP OF BLOOMFIELD HISTORIC PRESERVATION COMMISSION GRANTING APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR THE APPLICATION OF PARK UNITED METHODIST CHURCH TO MAKE VARIOUS IMPROVEMENTS ON PROPERTY LOCATED AT 45 & 49 STATE STREET

WHEREAS, the Township of Bloomfield has established an Historic Preservation Commission pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-107 et seq, and Chapter 302 of the Code of the Township of Bloomfield (“Ordinance”); and

WHEREAS, the Historic Preservation Commission has been authorized pursuant to the Municipal Land Use Law and the Ordinance to review applications related to historic preservation, including applications requiring permits from the Township’s Construction Code Official, when the property at issue is located within the Township’s historic district or on an historic site; and

WHEREAS, on September 9, 2025, Park United Methodist Church, Bloomfield (the “Applicant”) submitted an application to this Commission for approval to make various improvements at property located at 45 & 49 State Street in the Township of Bloomfield (“the Subject Property”); and

WHEREAS, the Commission, at a properly advertised hearing held on October 21, 2025, having heard the testimony of the Applicant and the Commission considered the evidence set forth herein and determined to grant an application for a Certificate of Appropriateness and seek to memorialize that decision by way of Resolution.

NOW, THEREFORE, BE IT RESOLVED that the Township of Bloomfield Historic Preservation Commission hereby makes the following findings of fact and conclusions of law pursuant to the testimony provided and evidence submitted at the October 21, 2025 hearing.

1. The Applicant is the owner of the Subject Property located at 45 & 49 State Street, also known as Block 245, Lot 29, 27, 18, & 23 on the Township of Bloomfield Tax Map. The Applicant proposes to perform the following improvements at Block 245, Lot 29:
 - a. Demolish an existing detached garage
 - b. Construct in place of the demolished garage a 33' by 26' enclosed play area for use by the children that attend Kids Corner Child Day Care located at 12 Park Street, Bloomfield (Block 245, Lot 18), including a rubberized ground surface, slide, climbing wall, monkey bars, and swing.
 - c. Construct around the play area a white or black metal picket fence approximately 4' high.
2. Having considered the foregoing, the Commission concludes that the proposed changes will enhance the attractiveness of the property and improve its safety without compromising the historic character of the property or the District. For these reasons, the Commission finds that this application can be approved without causing a negative impact as defined in the criteria set forth in the Ordinance.

THEREFORE, BE IT FURTHER RESOLVED, that the Bloomfield Township Historic Preservation Commission does hereby grant the application for a Certificate of Appropriateness according to the terms of this Resolution. A motion to approve was made by Joseph Barry and seconded by Karen Robinson. The following votes were cast:

	Motion	Second	Yes	No	Abstain	Absent
Commissioner Barry	x		x			
Commissioner Kenna						x
Commissioner Robinson		x	x			
Commissioner Hodson			x			
Commissioner Villagran						x
Commissioner Jones						x
Commissioner LeoGrande			x			
Chairman Syak						x
Chairwoman Hardy			x			

The undersigned, Chairperson of the Bloomfield Township Historic Preservation Commission, certifies that the foregoing Resolution is a true representation of the facts and conclusions made by the Commission at its October 21, 2025 meeting.

Dated: November 19, 2025

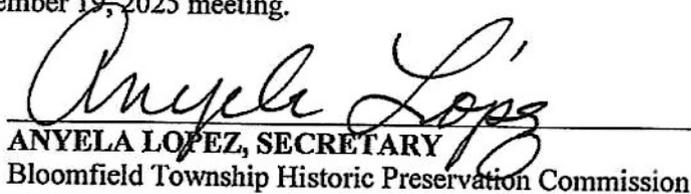


ANN HARDY, CHAIRPERSON
Bloomfield Township Historic Preservation Commission

CERTIFICATION

I, Anyela Lopez, Bloomfield Township Historic Preservation Commission Secretary, do hereby certify that Resolution 2025-17 was duly adopted by the Bloomfield Township Historic Preservation Commission at its November 19, 2025 meeting.

Dated: November 19, 2025



ANYELA LOPEZ, SECRETARY
Bloomfield Township Historic Preservation Commission