

# MARUCCI ENGINEERING ASSOCIATES, LLC

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February 18, 2026

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

Re: 60 Walnut Street  
Map 13 Block 306 Lot 34  
Monique Gethers-Williams (owner/applicant)  
Zone: R-1B, Single Family Residence District

Dear Chairman and Members of the Zoning Board,

This application requests variance relief, to rebuild a deck attached to the existing dwelling, in the rear of 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 William DiMarzo & Son, Assoc., Inc.,  
William P. Swift, PLS, dated November 10, 2025

This application is before the Zoning Board, due to the applicant receiving misguidance from a contractor, who removed the existing dilapidated deck without obtaining the requisite zoning & construction permits, and where a violation was subsequently issued to the property owner.

#### Attachment #1

This photograph shows the dilapidated condition of the deck prior to its removal.

Note the location of the entrance/exit door at the rear of the existing dwelling near the corner of the building.

#### Attachment #2

This photograph shows the condition of the rear yard after the old deck was removed.

Note the hazardous situation created, whereby access to the rear yard was prohibited with the removal of the deck, and the significant height difference from the door sill to the ground.

### Attachment #3

This is a copy of the submitted property survey showing the location of the proposed deck, at the existing side yard setback, of the existing dwelling.

### REQUIRED VARIANCE RELIEF

The application requires Class C Bulk and Setback variance relief, as follows:

- Schedule A: Bulk and Setback Regulations.  
The minimum required side yard setback is six (6) feet, when deck is attached to the principal building.  
The side yard setback of the existing dwelling is 2.57 feet.  
The proposed side yard setback of the deck is 2.57 feet, to align with the existing dwelling.  
Note: The former deck was situated approximately at the same 2.57 feet side yard setback.  
[See Attachment #1]

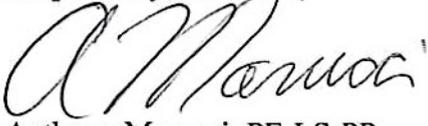
### COMMENTS/RECOMMENDATIONS

- Board members will find correspondence in the packet, between my office and the applicant, Ms. Gethers-Williams, advising her as a courtesy, to file the variance application in order to stay any Municipal Court proceedings.
- In my capacity as Zoning Officer, I also communicated with my direct supervisor [Department Head], and the Construction Official, and requested expedition of the permit process for the deck replacement, due to the potential life-safety issues of dwelling occupants not being able to access the rear exit door.  
[This was necessitated due to the prolonged period of time from the deck removal on October 10, 2025, and potential inclement weather conditions during the winter months]
- The side yard adjacent to the proposed deck abuts the rear yard of properties fronting along Montgomery Street.  
Minimal impact will occur to the adjoining Montgomery Street residents/occupants.  
The required variance relief, in my professional opinion, can be considered de minimis.

My office has no engineering issues with this application, and no further comments at this time.

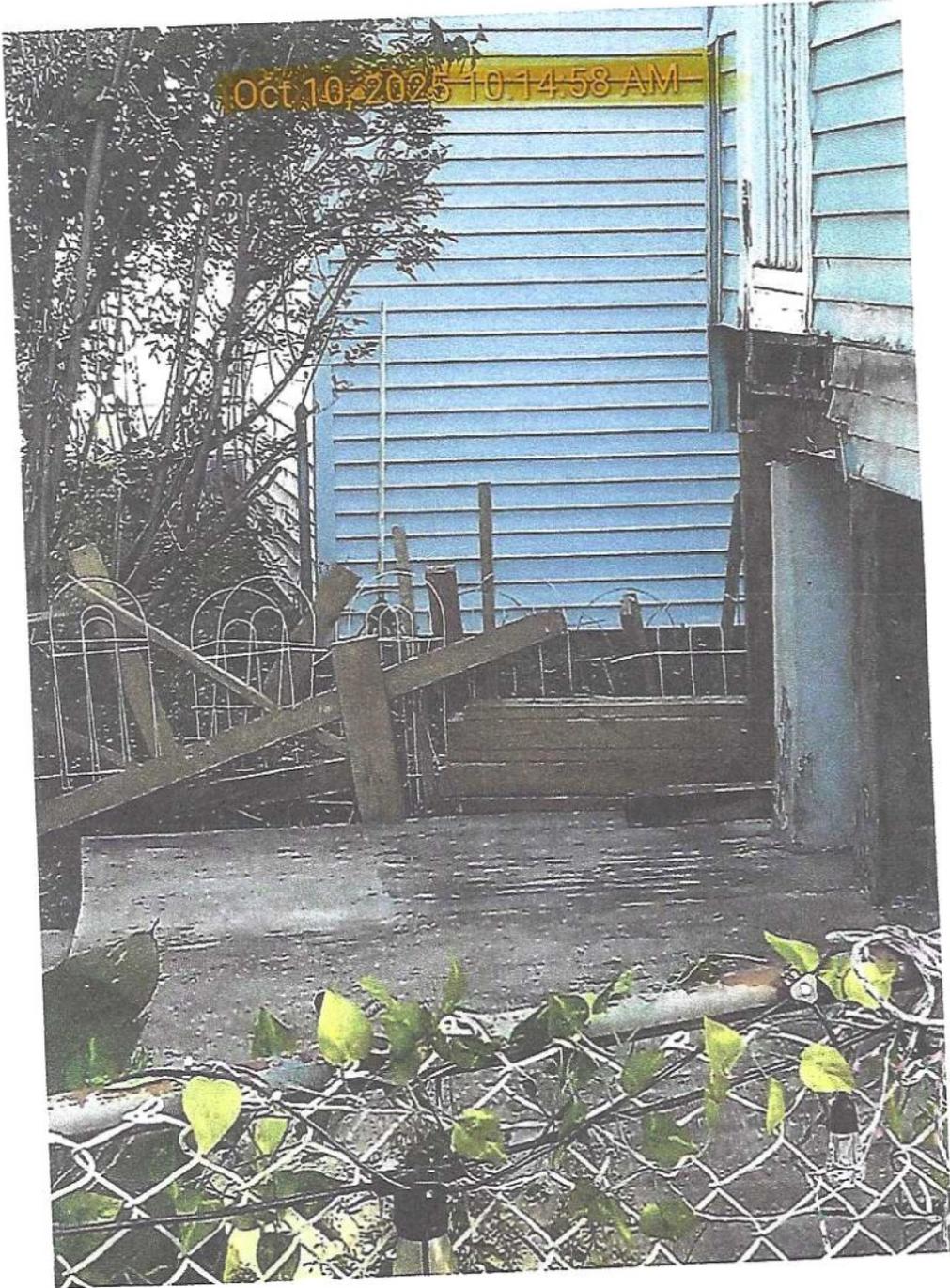
However, my office reserves the opportunity for further comments/recommendations pending testimony received during the hearing process.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'A Marucci', written in a cursive style.

Anthony Marucci, PE-LS-PP  
Zoning Board Engineer





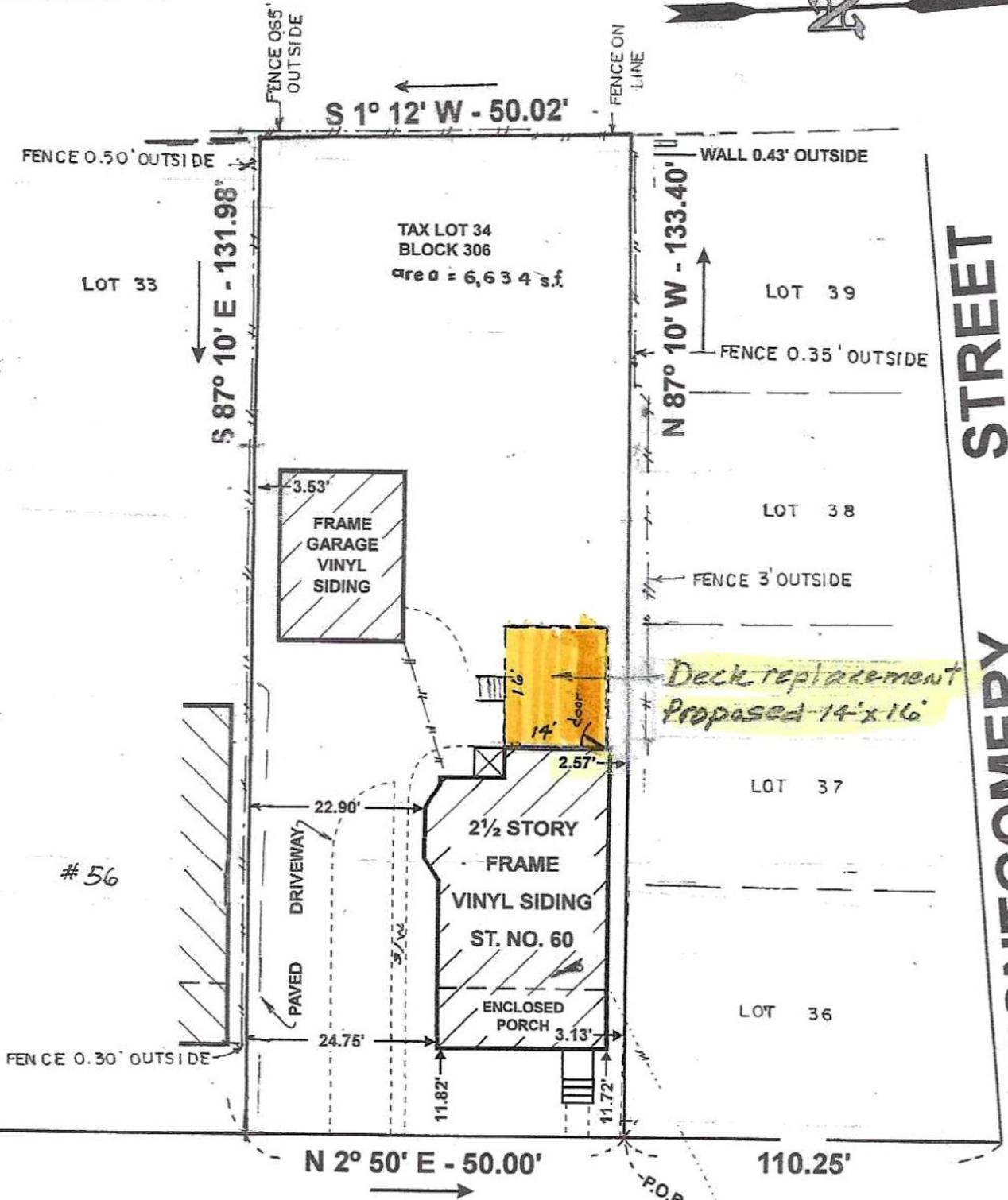
TOWNSHIP

OF

# BLOOMFIELD, N. J.

ESSEX COUNTY

DEED



## WALNUT STREET

50' R.O.W.



THIS SURVEY IS CERTIFIED TO:  
**MONIQUE WILLIAMS**

**WILLIAM DI MARZO & SON, ASSOC. INC.**  
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