

# MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS • SURVEYORS • PLANNERS

~ Established 2001 ~

POST OFFICE BOX 509  
CEDAR KNOLLS, NEW JERSEY 07927

PHONE (973) 887-3066  
FAX (973) 887-3066

---

December 28, 2023

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

Re: 78-88 Locust Avenue  
Map 7 Block 129 Lot 70  
Ioannis Golemis (applicant)  
Golemis Realty LLC (owner)  
Zone: M-1, Industrial & R-2B, Two Family Residence District

Dear Chairman and Members of the Zoning Board,

This application proposes the construction of a six (6) story, 44-unit residential apartment building, with accessory parking, on the subject property.

The site is located in a split zone, M-1 & R-2B, thereby requiring presentation before the Zoning Board of Adjustment for preliminary and final major site plan approval, together with required variance relief.

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

- + Standard Development Application
- + Traffic and Parking Study prepared by Dynamic Traffic dated October 5, 2023
- + Architectural Plans prepared by AB Design Studio, Inc., dated October 13, 2023
- + Engineering Site Plans prepared by Neglia Engineering Associates dated October 13, 2023
- + Stormwater Management Report prepared by Neglia Engineering Associates dated October 13, 2023
- + Stormwater Maintenance Manual prepared by Neglia Engineering Associates dated October 13, 2023
- + Boundary & Topographic Survey prepared by Neglia Engineering Associates dated April 11, 2022

The subject property contains approximately 42,003 square feet, or 0.9643 acres, of vacant land. Approximately 7,000 square feet is located in the R-2B, Two Family Residence zone, and the remainder is located in the M-1, Industrial zone.

The site was originally part of the former Peerless Tube Factory. The site contained an industrial building, with accessory surface parking.

The subject property received several prior Zoning Board approvals, with the last approval for the construction of two elevated buildings with grade-level parking, for a total of forty (40) residential apartment units. However, construction never commenced, and the approvals subsequently expired.

#### TRAFFIC & PARKING STUDY REVIEW (DYNAMIC TRAFFIC)

My office defers to the board's traffic consultant, Bright View Engineering, with regards to traffic and parking.

It should be noted, however, that Watsessing Elementary School is located adjacent and to the west of the subject property.

Due to the proximity of the school, and per the Bloomfield Police Department, Locust Avenue operates in a one-way eastbound direction, Monday through Friday, 7:30 am to 9:00 am, and 3:00 pm to 4:00 pm.

Pedestrian sidewalk exists only on the south side of Locust Avenue. There is no pedestrian sidewalk on the north side along Watsessing Park.

#### ARCHITECTURAL PLAN REVIEW (AB DESIGN STUDIO INC)

##### SHEET T.01 [PROJECT DATA SHEET INDEX]

The cover sheet indicates properties within 200 feet of the subject property, list of property owners within said 200 feet radius, and zoning map of the site and surrounding area.

##### SHEET G.01 [PHOTO CONTEXT SHEETS]

This sheet indicates a photo array of the site and surrounding area.

##### SHEET A0.00 [SURVEY]

This is the Boundary and Topographic Survey prepared by Neglia Engineering Associates, Gary A. Veenstra, PLS, dated April 11, 2022.

##### SHEET A0.01 [FEMA FIRM MAP]

This is the FEMA Flood Insurance Rate Map (FIRM). This map indicates that a portion of the subject property is located within a Flood Hazard Area.

#### SHEET A0.11 [PROPOSED SITE PLAN]

This is the proposed site plan showing the footprint of the proposed six (6) story building with surface parking located in the southern portion and having access from Willow Street.

Tandem parking stalls are identified and numbered 10 through 18, for a total of 27 surface parking spaces accessed from Willow Street.

#### SHEET A1.00 [FIRST FLOOR PLAN – PARKING]

This is the ground floor parking plan [parking garage] accessed from Locust Avenue. There are 26 parking spaces, inclusive of one handicapped space, 5 tandem parking spaces and 5 compact spaces.

The refuse/recycling area, labeled ‘trash room’ is shown on this ground floor level. The trash room is accessed from the interior hallway, and also from the building exterior, with access doors located on the east side of the building.

This plan indicates a ten (10) feet high wood fence along the property line and ten (10) feet high access gate.

#### SHEET A1.10 [SECOND FLOOR PLAN – RESIDENTIAL LOBBY]

This is the second-floor parking plan [parking garage] and residential lobby area.

The parking consists of 14 spaces, inclusive of 2 handicapped spaces (1 van-accessible), 4 compact spaces and 10 EV spaces.

The second-floor parking area also contains a loading area.

#### SHEET A1.20 [THIRD TO SIXTH FLOOR - TYPICAL FLOOR PLAN]

This plan is typical of floors 3 through 6, indicating the size and layout of the proposed apartment units. A total of 44 apartments are proposed:

28 one-bedroom apartments  
16 two-bedroom apartments

#### SHEET A1.30 [ROOF DECK FLOOR PLAN]

This is the roof deck floor plan.

The roof deck provides amenities for the prospective tenants.

The deck is surrounded by a five (5) foot tall, corrugated metal fence.

## SHEETS A2.00, A2.01, A2.02 & A2.03 [BUILDING ELEVATIONS]

These sheets provide the four proposed building elevations.

The elevation dimensions on the north side are as follows:

Parking Elevation = 117.25

Roof Elevation = 183.54

Top Bulkhead = 199.54

Building Height from parking level to roof =  $183.54 - 117.25 = 66.29$  feet

Building Height [Average Elevation] = 61.84 feet (Neglia Engineering Plans)

## SHEET A7.01 [MATERIALS BOARD – DETAILS]

This plan sheet provides details of the building exterior finish, building-mounted light fixtures, rooftop decking and amenities.

## ENGINEERING SITE PLAN REVIEW (NEGLIA ENGINEERING)

### SHEET 1.00 [COVER SHEET / KEY MAP]

This cover sheet indicates zoning, properties within 200 feet of the subject property, location key map, property owners within 200 feet and general construction notes.

### SHEET 1.01 [ZONING ANALYSIS]

This sheet lists the zoning analysis.

The plan indicates that the applicant is Vernon Construction & Development, NY.

### SHEET 2.00 [DEMOLITION PLAN]

It shall be noted that a significant drainage structure, [box culvert], is located within the subject property, through an access easement in favor of the Township of Bloomfield. This drainage structure carries stormwater runoff from the Willow Street area through an underground culvert that discharges on the north side of Locust Avenue into the Second River.

The demolition plan contains the following note:

“The contractor shall be made aware that a drainage culvert traverses through the project location. The same shall be preserved and protected for the duration of construction. Any damages to the same shall be replaced / repaired in-kind at no expense to the owner”.

### SHEET 3.00 [SITE PLAN]

This is the proposed engineering site plan. The ground floor parking garage is accessed from Locust Avenue.

The second-floor parking garage is accessed from Willow Street, as well as the exterior surface parking area.

### SHEET 4.00 [GRADING PLAN]

This is the proposed grading plan.

The project is classified as Major Development per NJAC 7:8, as follows:

- The project disturbance exceeds one acre.
- The project proposes more than (1/4) one-quarter acre of regulated impervious surface.
- The project proposes more than (1/4) one-quarter acre of regulated motor vehicle surface.

### SHEETS 4.00 thru 4.04 [NJDEP SECTIONS PLANS, I, II, III, IV]

These sheets indicate the NJDEP SECTION PLANS.

Since the subject property is located within a FEMA Flood Hazard Area, and the project is considered a major development, where the disturbance is more than one acre, application to and approval is required from the NJ Department of Environmental Protection.

### SHEET 5.00 [DRAINAGE AND UTILITY PLAN]

This is the Drainage and Utility Plan.

The drainage design proposes a pervious pavement within the surface parking area, with a 30-inch thick, stone base beneath.

As a Major Development, per NJDEP regulations, the design must meet water quantity, water quality 80% TSS [total suspended solids] reduction, 100% groundwater recharge, and green infrastructure [pervious pavement].

### SHEET 6.00 [LIGHTING PLAN]

This is the proposed exterior site lighting plan.

The plan shows lighting intensity of 9.2 footcandles maximum within the interior parking garage.

The surface parking area and access aisles are lighted with poles ranging in height from 14 feet to 20 feet.

SHEET 7.00 [LANDSCAPING PLAN]

This is the proposed site landscaping plan.  
The plan provides for a substantial landscape buffer along the southerly adjacent residential property line.

SHEET 8.00 [SOIL EROSION AND SEDIMENT CONTROL PLAN]

This sheet provides soil conservation measures required by the Hudson-Essex-Passaic Soil Conservation District.

SHEET 9.00 [MAINTENANCE OF TRAFFIC CONTROL]

Maintenance of traffic control.  
My office defers to the board's traffic consultant, Bright View Engineering, for comments and recommendations.

SHEETS 10.00 thru 10.04 [CONSTRUCTION DETAILS, I, II, III, IV & V]

These sheets provide required construction details.

SHEET 11.00 [PASSENGER CAR TURNING TEMPLATE]

My office defers to the board's traffic consultant, Bright View Engineering, for comments and recommendations.

SHEET 11.01 [PARCEL VAN TURNING TEMPLATE]

My office defers to the board's traffic consultant, Bright View Engineering, for comments and recommendations.

SHEET 11.02 [FIRE TRUCK TURNING TEMPLATE]

My office defers to the board's traffic consultant, Bright View Engineering, and the Township Fire Subcode Official, for comments and recommendations.

REQUIRED VARIANCE RELIEF

- CLASS D-1 USE VARIANCE:  
The M-1 zone does not permit residential use.  
The R-2B zone permits two family residential use.  
The application proposes a 44 unit-residential apartment building. (Not permitted in R-2B zone)

- Class D-4 FLOOR AREA RATIO VARIANCE (FAR):  
The R-2B zone permits a maximum FAR of 0.50. The application proposes a FAR of 2.52.
- CLASS D-5 DENSITY VARIANCE:  
The R-2B zone permits two family residential use on 4,000 square feet lots. The R-2B zone permits a density of 21.78 units per acre.  
The proposed 44 unit-residential apartment use equates to a density of 45.63 units per acre.
- Class D-6 HEIGHT VARIANCE:  
The M-1 zone permits a maximum height of 60 feet. The R-2B zone permits a maximum height of 40 feet, and the M-1 zone permits a maximum height of 60 feet.  
The application proposes an average height of 61.84 feet.
- Class C MAXIMUM BUILDING COVERAGE:  
The R-2B zone permits a maximum building coverage of 25%.  
The application proposes building coverage of 33%.
- CLASS C MINIMUM REAR YARD SETBACK:  
The R-2B zone permits a minimum 25 feet rear yard setback.  
The application proposes a 5.04 feet rear yard setback.
- CLASS C MINIMUM SIDE YARD SETBACK:  
The R-2B zone permits minimum 6 feet, side yards.  
The application proposes 5.00 feet (east) and 5.07 feet (west) side yard setbacks.
- PARKING:  
  - Parking Requirements per RSIS: 28 – one-bedroom units @ 1.8 = 50.4 spaces
  - 16 – two-bedroom units @ 2.0 = 32.0 spaces
  - Total parking spaces required per RSIS: = 82.0 spaces
  - Total on-site parking spaces proposed = 67 spaces (inclusive of 14 tandem spaces)
  - The application proposes 74 parking spaces by utilizing the bonus for electric vehicle (EV) spaces.
- FENCES:  
The architectural plans indicate proposed wood fences ten (10) feet in height.  
The engineering plans proposed six (6) feet high privacy fences along the side and rear yards.  
Fences in excess of four (4) feet in height are only permitted within the rear yard.  
Six (6) feet high fences within the side yards require variance relief.

My office defers to the board’s planning consultant, Nishuane Group, as it relates to planning issues.

#### COMMENTS/RECOMMENDATIONS

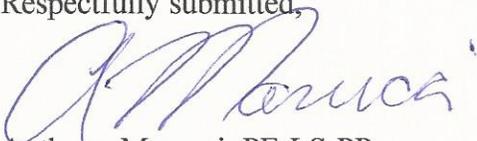
- Testimony shall be provided by the applicant and the applicant’s professionals with respect to the required variance relief.
- Clarification shall be provided with respect to the relationship with Ioannis Golemis, Golemis Realty LLC, and Vernon Construction & Development, as it relates to the applicant.

- The property survey indicates a parking & access easement, located on Lot 60 adjacent and to the east of the subject property benefiting Lot 70. Is any additional parking area proposed within this easement area?
- Clarification shall be provided as to the height and type of fence proposed. A discrepancy appears between the architectural plans and engineering plans. (10 feet height v. 6 feet height)  
Details of the type and height of fence shall be provided.
- A 20 feet high light pole is proposed in the vicinity of the adjacent residential dwelling to the south. Shielding may not be sufficient to properly diffuse light through the dwelling's windows. Relocation of the pole may be necessary.
- The parking garage entrance from Locust Avenue will be operated by a perforated metal roll-up garage door, for security purposes. Similarly, gates should be installed at the front corners of the building and tied into the side fences, for additional security purposes.  
Are any security measures proposed for the surface parking area and the second level parking garage?
- As stated in the Dynamic Traffic report, Locust Avenue operates as one-way eastbound travel during school drop-off and pickup. How will residents be aware of this one-way traffic direction when exiting the ground-level parking garage onto Locust Avenue during these school hours?
- Refuse and Recycling: The trash room appears to be accessed from the exterior sidewalk on the east side of the building. Refuse and recycling materials need to be carted out to the curb for pickup. Testimony shall be provided as to responsibility for pickup and the frequency of material pickup.
- A permit is required from the NJDEP for construction within a Flood Hazard Area.  
Zoning Board approval shall be conditioned upon appropriate permits issued by the NJDEP.  
The stormwater management design shall be maintained by the developer as stated in the manual prepared by Neglia Engineering Associates, dated October 13, 2023, or as amended pursuant to application and approval by the NJDEP.
- The storm culvert traversing the subject property shall be televised by the developer prior to commencement of construction to determine its structural integrity.  
The storm culvert traversing the subject property shall be televised by the developer at the end of construction and prior to the issuance of a certificate of project occupancy to determine its structural integrity. The developer shall be responsible for any repairs/replacement due to damage incurred during construction.
- A permit is required from the Hudson-Essex-Passaic Soil Conservation District prior to the commencement of construction activities.
- The project requires off-site construction activities including curb and sidewalk replacement along the property's Willow Street frontage, & curb, sidewalk, milling and resurfacing of the full width of the Locust Avenue property frontage. In addition, the installation of storm sewer, sanitary sewer, and water line connections under Locust Avenue.  
Zoning Board approval shall be subject to performance & maintenance guarantees, and engineering inspection fees pursuant to Article VII of the zoning ordinance for the off-site municipal improvements.

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 initial "A" and a distinct "Marucci".

Anthony Marucci, PE-LS-PP  
Zoning Board Engineer