

# MARUCCI ENGINEERING ASSOCIATES, LLC

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April 11, 2024

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

Re: 176 Walnut Street  
Map 12 Block 287 Lot 21  
Christopher Rodgers (applicant)  
Jeanne S. McCalmont (owner)  
Zone: R-2A, Two Family Residence District

Dear Chairman and Members of the Zoning Board,

The subject property is located in the R-2A, Two Family Residence zone, however, it is currently occupied with two (2) principal buildings.

The front building is a two story dwelling, containing three (3) residential units, with a two (2) car attached garage at grade level, fronting Walnut Street.

The rear building is a one story structure with basement, used for storage/warehouse.

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

- + Standard Development Application
- + Topographic Survey prepared by Lakeland Surveying dated December 11, 2023
- + Architectural Plans prepared by Sionas Architecture, P. C. dated January 26, 2024, consisting of Sheets A-1 thru A-6.

The application proposes to convert the rear building into manufacturing use on the first floor, and warehouse use in the basement.

Modifications are also proposed to the front building, whereby the interior garage will be converted into a laundry/trash room to be utilized by the residential tenants.

The application requires preliminary and final site plan approval, with variance relief for the proposed uses, as enumerated in the application package, dated January 31, 2024.

- Class D(1) Use Variance for the conversion of the rear building into manufacturing and warehouse use.
- Class D(1) Use Variance to permit two principal buildings on one lot.
- Class D(4) Use Variance for exceeding the maximum permitted floor area ratio of 0.50, where 0.89 FAR exists, for the front residential building.
- Class C Bulk Variance for minimum required lot area of 5,000 sf where 3,749.9 sf exists.
- Class C Bulk variance for minimum required lot width of 50 feet where 37.5 feet exists.
- Class C Bulk Variance for minimum front yard setback where 20 feet is required, and 0.1 feet exists.
- Class C Bulk Variance for minimum side yard setback where 6 feet is required, and 0.2 feet exists.
- Class C Bulk Variance for minimum combined side yard setback where 14 feet is required, and 0.6 feet exists.
- Class C Bulk Variance for maximum building coverage where 25% is permitted, and 66% currently exists.
- Class C Bulk Variance for maximum lot coverage where 60% is permitted, and 68% is proposed.
- Class C Bulk Variance for minimum parking aisle width where 24 feet is required, and a width of 17.5 feet is proposed.
- Class C Bulk Variance for driveway access for non-residential use is provided from a residential street.
- Class C Bulk Variance for minimum two-way driveway width, where 24 feet is required, and 8 feet-9inch width is proposed.
- Class C Bulk Variance where parking of commercial vehicles in a residential zone is prohibited.
- Class C Bulk Variance for minimum required parking spaces where 9 parking spaces are required, and 3 parking spaces are proposed.

## ARCHITECTURAL PLAN REVIEW

### SHEET A-1

Project Description: Applicant plans to use the rear building as a workshop and storage.  
The area between the two buildings will be used for parking commercial vehicles.

A 'No Parking – Loading Zone' sign detail is indicated on the plan.

Parking Analysis: Three (3) one bedroom apartment units @ 1.8 spaces per unit = 5.4 spaces.  
Manufacturing/Fabrication [1,419 sf] @ 1 space/500 sf = 2.8 spaces  
Warehouse/Storage [1,419 sf] @ 1space/1,000 sf = 1.4 spaces.  
Total of required parking spaces = 9.6 spaces

#### SHEET A-2

Existing Site Plan: The front and rear buildings occupy essentially all the land to the front, side and rear property lines.

An asphalt driveway connects the rear of the garage to the loading dock area.

This garage provides access from Walnut Street to the loading dock.

There is approximately 780 sf of lawn area between the existing buildings.

The existing open space is approximately 20.8%, and the total lot coverage is approximately 79.2%.

Proposed Site Plan: It is proposed to pave the area between the buildings with permeable pavers to accommodate two (2) parking spaces.

The lawn area will be reduced to approximately 8.2% and lot coverage will be increased to approximately 91.8%.

A 'No Parking – Loading Zone' sign, approximately 18 inches high by 12 inches wide, is proposed to be mounted on the building's front façade.

#### SHEET A-3

Lighting Plan: Two (2), Type A building-mounted light fixtures are proposed on the rear building, in order to illuminate the proposed driveway, loading dock and parking spaces.

#### SHEET A-4

Existing Floor Plans: The front building is an existing two story structure.

The first floor contains a two car garage and one apartment, APT. 1.

The second floor contains two apartment units, APT. 2 & APT 3.

All three apartments are indicated as one bedroom units.

The rear building is a one story structure with a basement.

Apparently, existing water and sewer utilities service the rear building as restrooms are shown on both levels.

#### SHEET A-5

This sheet shows colored photographs of both the front and rear building facades, and an elevation rendering of the rear building.

#### SHEET A-6

Proposed Floor Plans and Rear Building Elevation:

A separation wall is proposed between the two garages in the front residential dwelling to create a laundry/trash room within the interior garage space for the three residential apartments.

The existing second floor plan remains unchanged.

The rear building floor plans remain unchanged.

COMMENTS/RECOMMENDATIONS

The architectural plan indicates the proposed use of the rear building is for a workshop and storage. The application indicates the first floor will be used for manufacturing, and the basement for storage/warehouse.

Testimony shall be provided as to the specific type of workshop or manufacturing use being requested, together with the number of employees, days & hours of operation, deliveries of materials, and customer access to the site.

The architectural plan indicates the area between the buildings is designed for parking commercial vehicles.

Testimony shall be provided as to the size and number of commercial vehicles to be parked onsite.

Testimony shall be provided as to the adequacy of existing water and sanitary sewer facilities servicing the rear building.

Testimony shall be provided as to the operation of the garage doors for ingress/egress to the rear building.

Testimony shall be provided as to the type, location and disposal of refuse associated with the workshop/manufacturing use.

It should be noted, that although the three (3) apartment units are currently existing, they are undersized pursuant to Section 315-35(F)(4).

Per the zoning ordinance, up to 2 stories, the following minimum floor areas are required:

Efficiency or studio apartment..... 550 square feet  
One bedroom apartment..... 750 square feet

Existing apartment #1 (first floor)..... 312 square feet (approximately)  
Existing apartment #2 (second floor)..... 520 square feet (approximately)  
Existing apartment #3 (second floor).....373 square feet (approximately)

Testimony shall be provided by the applicant’s professionals in support of the required variance relief.

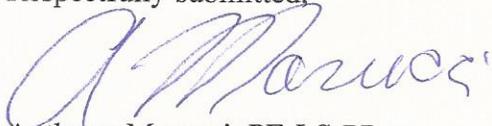
Should the Zoning Board act favorably on this application, my office proposes several conditions for the aesthetic improvement of the subject property, and for added safety to the adjoining residential properties.

- Six (6) feet high, solid privacy fencing shall be installed and maintained from the front building to the rear building along both sidelines, for the safety and privacy of the adjacent residential properties.
- The interior garage door will have no function once the space is converted into a laundry and refuse/recycling room for the residential tenants. The garage door should be removed, and the façade reconstructed accordingly.  
The board should also consider renovations to the entire two story front façade.
- With the potential removal of the interior garage door, the concrete driveway, apron and drop curb shall be removed and reconstructed, allowing additional grass area between the curb and sidewalk. The entire sidewalk and curb shall be reconstructed along the property frontage, with the driveway apron limited to the garage area only.  
This reconstruction will allow for low-growing shrubs to be planted in open areas between the sidewalk and front building setback.
- A grading/drainage plan shall be provided indicating that the proposed permeable paver driveway and parking area will be designed to direct stormwater runoff towards the two (2) landscaped areas, and not onto either of the adjacent residential properties.
- Sheet A-1 shows a proposed ‘No Parking – Loading Zone’ sign detail.  
Sheet A-2 indicates the sign to be building-mounted.  
This proposed signage is not enforceable without Governing Body approval in the form of an ordinance.  
The police department has jurisdiction to enforce any vehicle blocking existing driveways.

My office has no further comments or recommendations at this time with respect to this application.

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

Respectfully submitted,



Anthony Marucci, PE-LS-PP  
Zoning Board Engineer