



VIA E-MAIL (awaters@bloomfieldwpnj.com)

March 13, 2024

Amanda Waters
 Secretary to the Planning & Zoning Boards
 Township of Bloomfield
 1 Municipal Plaza, Room #203
 Bloomfield, NJ 07003

Re: 176 Walnut Street
Block 287, Lot 21
BVE Project No.: 241038

Dear Ms. Waters:

As requested, Bright View Engineering (BVE) has reviewed the above referenced project. Specifically, the following documents were reviewed:

- Architectural / Site Plans entitled “Alteration of Existing Multi-Use Site (Multi-Family Res. & Business)” prepared by Sionas Architecture, PC, dated January 26, 2024, 6 sheets.

The proposed project consists of renovations to two existing structures on site. Vehicle access is provided via an existing single, full movement, driveway to Walnut Street. Access to the rear building is provided through the front building.

With regard to the above referenced information, BVE offers the following comments:

1. The table below has been prepared by this office based on 11th Edition ITE Trip Generation Manual rates for 2,838 sf of manufacturing space and 3 low rise residential units.

Trip Generation Comparison – 283 West Passaic Avenue

Land Use	Morning Peak Hour			Evening Peak Hour			Daily Two-Way
	IN	OUT	TOTAL	IN	OUT	TOTAL	
2,838 sf Manufacturing (LU Code 140)	1	1	2	1	1	2	13
3 Low Rise Residential Units (LU Code 220)	0	1	1	1	1	2	20
Total Trip Generation	3	2	3	2	2	4	33

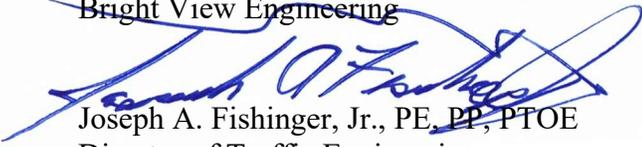
As the table above indicates, the site is anticipated to generate 3 trips during the weekday morning peak hour and 4 trips during the weekday evening peak hour.



2. Based on the information provided on sheet 1 of the site / architectural plans, a total of 9 parking spaces are required whereas 3 are proposed. It appears that two spaces are provided between the two buildings, and a third space is depicted in the front building where access to the back building is provided. Please clarify how this parking space is intended to operate. How will the two spaces between the buildings be accessed if a car is parked in the third space?
3. General site note six on the cover sheet of the plan set states “The area between the two buildings will be used for parking of commercial vehicles.” Please clarify the size and type of commercial vehicles anticipated.
4. Testimony in support of the requested parking variance / RSIS de minimis exception should be provided, including where residents and employees are anticipated to park. Such testimony should include the rationale for restricting the spaces provided on site to commercial vehicles and provide testimony regarding the availability of on street parking in the immediate area both during the day (for the manufacturing use) and at night (for the residential use).
5. Testimony regarding snow removal between the buildings should be provided including how significant snowfalls will be addressed.
6. Additional information / testimony should be provided regarding how deliveries to the rear building are accomplished, including if provisions are available for a vehicle to turn around between the two buildings or if vehicles are expected to back through front building to access the rear loading dock.

I trust this information will assist the Board as it considers the proposed application. I will be present at the upcoming Zoning Board of Adjustment meetings regarding this project to answer any questions the Board may have. If you have any additional questions or comments, I can be reached at 908-421-4674 or via email at JFishinger@BVEngr.com.

Sincerely,
Bright View Engineering



Joseph A. Fishinger, Jr., PE, PP, PTOE
Director of Traffic Engineering

https://bvengr.sharepoint.com/sites/bvengr/proj/241038-BLM-176Walnut/3-Correspondence/241038_Review1.docx