

MARUCCI ENGINEERING ASSOCIATES, LLC

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POST OFFICE BOX 509
CEDAR KNOLLS, NEW JERSEY 07927

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

March 11, 2024

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

Re: 1552 Broad Street
Map 43 Block 1203 Lot 82
ARC Development Group LLC (applicant/owner)
Zone: R-1A, Single Family Residence District

Dear Chairman and Members of the Planning Board,

This application proposes a minor subdivision of the subject property, for the construction of one new single family dwelling on the proposed lot, while retaining the existing single family dwelling on the residual lot.

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

- + Standard Development Application
- + Minor Subdivision prepared by Lakeland Surveying, with boundary and field survey by Jeffrey S. Grunn, PLS dated March 16, 2023.
- + Grading & Utility Plan prepared by ACS, Anderson Consulting Services LLC, Paul W. Anderson, PE dated August 4, 2023
- + Architectural Plans prepared by Dantas Carrete Architecture, Paulo J. M. Dantas, RA dated November 20, 2023, with revisions to December 21, 2023

The subject property is located in the R-1A, Single Family Residence zone.

In the existing condition, the property contains a 2 & ½ story single family dwelling fronting on Broad Street, together with two accessory detached garage structures in the rear.

It should be noted that the existing detached structures are not accessible by vehicles. There is no existing driveway connecting either one of the detached structures to Broad Street.

The only driveway accessible to the existing dwelling to Broad Street is along the northerly sideline of the subject property. This driveway is presently used in common with the adjacent property to the north, house number 1554 Broad Street, Tax Lot 83.

The subject property is oversized with respect to R-1A zone requirements, having a frontage of 81.67 feet along Broad Street, and an average depth of approximately 260 feet, with a total lot area of 20, 975.03 square feet or 0.48 acres.

The R-1A zone requires a minimum lot width of 50 feet, and a minimum lot area of 5,000 square feet.

In the proposed condition, the existing dwelling and one existing detached garage structure will remain on Proposed Lot 82.01. The existing detached garage structure situated on Proposed Lot 82.02 will be removed.

Proposed Lot 82.01 will have 53.10 feet of frontage along Broad Street and a total lot area of 9,400.95 square feet.

Proposed Lot 82.02 will have a frontage of 28.57 feet along Broad Street and a total lot area of 11,574.37 square feet.

Per the definition in the current zoning ordinance, Proposed Lot 82.02 is considered a flag lot. A flag lot is a lot not meeting the minimum frontage requirements and where access to the public road is by a private right-of-way or driveway.

A twenty (20) feet wide driveway is proposed along the flag portion of Proposed Lot 82.02 to provide access to a new single family dwelling to be constructed at the rear of the property.

This driveway will also provide access to the existing garage structure located to the rear of Proposed Lot 82.01.

The application requires minor subdivision approval with Class (C) bulk and setback variance relief:

PROPOSED LOT 82.01 [Existing dwelling with detached garage to remain]

- The existing accessory garage has a side yard setback of 4.5 feet, where a minimum 5 feet setback is required. Note: This is an existing condition.
- The proposed driveway leading to the detached garage is shown as 30.76 feet wide. Section 315-40(B) permits driveways leading to a garage to have a maximum width of 22 feet.
- Front Yard Parking: Section 315-40(B) states, "In residential zones, no required parking shall be permitted in any front yard except in a driveway leading to a garage. A single vehicle parking space is proposed in front of the existing dwelling. Note: This proposed parking space appears to encroach onto the enclosed front porch. Also, a vehicle parked at this location can create a sight distance obstruction for vehicles exiting the proposed driveway.

- **Front Yard Setback:** The front setback to the existing porch is 19 feet, where a minimum 25 feet setback is required.
- **Building Coverage:** A building coverage of 21.42% is proposed, where a maximum 20% building coverage is permitted. The applicant shall verify if the detached garage is included in the calculations.

PROPOSED LOT 82.02 [Proposed flag lot for construction of new single family dwelling]

- **Minimum Lot Width:** The minimum lot width, measured at the front setback line, is 50 feet in the R-1A zone. The proposed lot width is 26 feet.
- **Lot Coverage:** The maximum permitted lot coverage is 45%. Proposed lot coverage is 52.66%.
- **Section 315-30(O)(13):** Specific Design Standards, requires a minimum five (5) feet side yard setback for parking areas and driveways. The proposed driveway, along the southerly sideline, indicates side yard setbacks of 2 ft and 3 feet, [by scale].

COMMENTS/RECOMMENDATIONS

It appears that the proposed dwelling on Lot 82.02 is designed to be setback at the minimum rear yard requirement of twenty-five (25) feet. This proposal leaves minimum clearance for any future rear decks or patios, without requiring variance relief.

The architectural plans indicate sliding glass doors from the first floor to the rear yard, with a pad measuring approximately 4 feet in depth and 7.5 feet wide [by scale] within the required 25 feet rear yard setback. Apparently, this will be the extent of any outdoor passive activity area [patio].

Neither the engineering site plan nor the architectural plan indicate the location of any outdoor HVAC equipment.

The driveway leading to the proposed dwelling is 20 feet in width. The driveway may be reduced to 16 feet in width while maintaining two-way traffic and allowing for a minimum five (5) feet side yard setback along the southerly sideline. This would eliminate the design waiver and provide a buffer to the adjacent properties to the south. The five (5) feet wide setback should be utilized for screening and buffering the adjacent residences to the south with evergreen trees.

The site plan proposes a ¾ inch diameter copper water service, and 4 inch diameter PVC sanitary sewer lateral to the proposed dwelling. The distance from the Broad Street curblin to the front of the proposed dwelling is approximately 210 feet.

Due to the significant distance of the utility lines under Broad Street to the proposed dwelling, my office offers the following recommendations:

- Potable Water: Developer shall tap into and install a six (6) inch ductile iron water line at the Broad Street main and continue same through the proposed driveway and end the line with a fire hydrant to be situated in the vicinity of the proposed dwelling. The fire hydrant shall be compatible with Bloomfield's hydrant system.
The Fire Official shall be consulted to review and recommend any required fire suppression system for the proposed new dwelling.
- Sanitary Sewer: A doghouse manhole shall be constructed over the sanitary sewer main on Broad Street and a six (6) inch diameter PVC sewer line continue through the driveway to the vicinity of the proposed dwelling, with a manhole constructed at the end for maintenance purposes.

The proposed parking space perpendicular to the driveway at the front of the property shall be eliminated.

The existing driveway along the northerly property line shall be removed and eliminated, curbed along the property line, and the area between the dwelling and property line shall be landscaped.

It appears that this lot configuration was designed in order to salvage the detached two-story garage structure situated in the rear of the existing dwelling.

Attached are photographs of said existing detached garage structure, dated February 27, 2024.

Photograph No. 1 shows the south elevation of the structure, taken in a northerly direction, where the proposed driveway is shown to be connected.

Photograph No. 2 shows the east elevation of the structure, taken in a westerly direction behind the existing dwelling.

Photograph No. 3 shows the west elevation of the structure, taken in an easterly direction from the proposed dwelling.

Testimony shall be provided as to the existing condition of this structure, if it can be rehabilitated as an accessory garage for the existing dwelling, and if there is any other proposed potential future use of the structure.

Section 315-41(A)(1) requires one and two family dwellings to provide two parking spaces per dwelling unit, at least one of which shall be located within an enclosed garage.

Testimony shall be provided by the applicant's professionals for the required variance relief.

In addition to the above comments/recommendations, should the Planning Board act favorably on this application, my office offers the following conditions:

- Metes and Bounds descriptions of each newly created lot shall be prepared by the applicant's land surveyor for my review and approval prior to the submission of subdivision deeds for signature by the Board's Chairman and Secretary.
The descriptions shall include ingress/egress easements through proposed Lot 82.02 in favor of Lot 82.01 to secure access to the detached garage on Lot 82.01. Said ingress/egress easements shall be incorporated on both deeds.
- A revised grading/drainage engineering plan shall be provided for review and approval prior to the issuance of construction permits.
- The tax map lot numbers for the newly created lots, and street address for the proposed dwelling, shall be verified and approved by the Tax Assessor.
- Potable water and sanitary sewer utility connections shall be reviewed and approved through the Township Engineer's office.
- Deteriorated sidewalks along the property frontage shall be reconstructed as directed by the Township Engineer's office.
- Essex County Planning Board approval is required for the minor subdivision, and any construction work within the county right-of-way shall be approved by the Essex County Engineer's Office.
- Soil Erosion Control Permit is required by the Hudson-Essex-Passaic Soil Conservation District prior to any soil disturbance on the site.

My office has no further comments 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
Planning Board Engineer

Feb 27, 2024 11:35:48 AM



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2

