

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

June 8, 2024

Honorable Chairman and
Members of the Planning Board
Township of Bloomfield
One Municipal Plaza
Bloomfield, N. J. 07003

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

[Supplemental Report #1]

Dear Chairman and Members of the Planning Board,

This is a supplemental report for the subject property proposal to create a minor subdivision, and to construct one new single family dwelling on the proposed vacant parcel, while retaining the existing single family dwelling on the residual lot.

Reference is made to my original report for this application dated March 11, 2024.

My office has reviewed the following plans for the preparation of the supplementary report.

- + Minor Subdivision prepared by Lakeland Surveying, with boundary and field survey by Jeffrey S. Grunn, PLS dated March 16, 2023, and revised to April 8, 2024.
- + Grading & Utility Plan prepared by ACS, Anderson Consulting Services LLC, Paul W. Anderson, PE dated August 4, 2023, and revised to April 8, 2024.
- + Architectural Plans of the proposed attached garage to the rear of the existing single family dwelling, prepared by Dantas Carrete Architecture, dated April 25, 2024.

It should be noted that all the deteriorated, detached structures on the existing site will be removed as shown on the revised subdivision plans.

The proposed subdivision is re-configured in this revised proposal.

Lot 82.01: This is the residual lot, containing the existing 2&1/2 story frame dwelling, that will contain a lot area of 6,888.70 square feet

Lot 82.01 appears to comply with the R-1A bulk and setback standards.

A two car garage is proposed to be constructed, and attached, to the rear of the existing dwelling, with vehicle access through a common driveway on proposed Lot 82.02.

Lot 82.02 is a proposed flag lot containing a new 2 story dwelling, and will contain an area of 14, 086.33 square feet.

Proposed Lot 82.02 has frontage of 28.57 feet along Broad Street, and the stem has a width of 26 feet at right angles to the side lot lines.

Class [C] variance relief is required for lot width, since minimum 50 feet lot width, is required in the R-1A zone.

Revised plans were not submitted for the proposed single family dwelling to be located on Lot 82.02.

Architectural Plans, dated April 25, 2024, were submitted of the existing single family dwelling located on proposed Lot 82.01, indicating the proposed attached garage.

SHEET A-0

This cover sheet contains discrepancies.

It refers to a survey prepared by Harbor Consultants Inc., dated September 26, 2016.

The table indicating zoning requirements does not agree with the R-1A requirements of the current ordinance.

The building data information is incomplete.

SHEET A-1

The basement level contains an existing playroom, fitness room, laundry room and full bathroom. According to this plan, the basement contains a total area of 934 square feet.

The first floor level contains an existing living room, family room, kitchen, half bath and proposed garage.

According to the plan, the first floor contains a total area of 1,481 square feet (inclusive of the attached garage).

SHEET A-2

The second floor level contains three existing bedrooms, and two bathrooms.

According to the plan, the second floor contains a total area of 723 square feet.

The attic level contains two existing bedrooms and a 'Jack & Jill' bathroom.

According to the plan, the attic contains a total area of 480 square feet.

Based on these floor areas, there appears to be approximately 3,618 square feet of living space (inclusive of the proposed attached garage) within the existing dwelling.

Accordingly, this calculates a Floor Area Ratio (FAR) of $[3,618/6888.70] = 0.525$.

However, it appears that the square feet calculations by the architect are limited to internal dimensions only, and not calculated as required by the ordinance, to the outside dimensions of the structure.

Pursuant to the current ordinance, floor area is defined as follows:

“Floor Area is the sum of the area of all floors of buildings to the dimensions of the outside walls of the buildings inclusive of ground floor parking, but excluding attics, basements, cellars, sheds and detached garages, except to the extent such areas are used as bedrooms, studies, or such other living quarters”.

With respect to the existing dwelling, floor area does include the basement, first, second and third floors, and the proposed attached garage.

My concern is that the Floor Area Ratio (FAR) may be higher considering measurements taken at the outside walls of the structure.

For example, the proposed garage measures 22 feet by 24 feet (to the outside walls per the architect plan) for an area of 528 square feet.

Sheet A-1, Detail 2A (on the architect plan) indicates the garage area as 516 square feet.

In any event, the plan as proposed will require a D(4), Floor Area Ratio (FAR) Use Variance. Therefore, the Planning Board does not have jurisdiction with this application as presented.

Also, based on the architect plan, Sheet A-1, Detail 2A, the entire first floor level is approximately 1,481 square feet (inclusive of the attached garage), for a building coverage of $[1,481/6888.70] = 0.21$ or 21%.

The R-1A zone permits a maximum building coverage of 20%.

The proposed building coverage for Lot 82.01 on Sheet SP-1 indicates 17.9%.

The proposed Floor Area Ratio (FAR) for Lot 82.01 on SP-1 indicates 0.41.

The conditions listed and recommended on Page 5 of 5 of my original report dated March 11, 2024, continue to be applicable to this application.

The applicant has the opportunity to present the application to the Zoning Board of Adjustment for a D(4) Floor Area Ratio (FAR) Use Variance with Bulk Class C Variance relief and Minor Subdivision approval, or in the alternative, revise the application to eliminate the D(4) Use Variance and present the application before the Planning Board.

My office has no further comments at this time.

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

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "A Marucci". The signature is fluid and cursive, with a small mark at the end.

Anthony Marucci, PE-LS-PP
Planning Board Engineer