

MARUCCI ENGINEERING ASSOCIATES, LLC
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August 7, 2024

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

Re: 230 Broad Street
Map 20 Block 513 Lot 40
A Plus Urgent Care (applicant)
230 Broad Street, LLC (owner)
Zone: PO/R, Professional Office/Residence District

Dear Chairman and Members of the Planning Board,

[Second Review]

This application was initially presented to the Planning Board at their meeting held on July 9, 2024, for the utilization of the first (ground) floor as a walk-n medical office.

The original application did not address the proposed use of the second floor.

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

- + Architectural Plans prepared by Guzzo Architects, dated November 3, 2023, and revised to July 29, 2024
- + Engineering Site Plans prepared by AWZ Engineering, Inc. dated May 13, 2024, and revised to July 29, 2024

ARCHITECTURAL PLANS

The revised architectural plans indicate the proposed uses of each floor.

The first (ground floor) is the proposed walk-in medical office.

The main entrance to the proposed medical office facility is from the parking area located on the State Street side.

Sheet A101 shows the proposed floor plan and office layout.

The plan indicates an interior ramp pitching down from the entrance door.

No grades are shown to indicate the extent of the required ramp for ADA purposes. No platform is shown at the top of the ramp when exiting the office.

Four (4) exam rooms are proposed.

Testimony shall be provided as to the number of medical professionals that are associated with this facility.

The required number of parking spaces is directly related to the number of professionals.

Pursuant to section 315-41(B), Medical/Dental offices require four (4) parking spaces per practitioner.

Testimony shall be provided with respect to the storage and disposal of medical waste.

The second floor proposes medical office storage, and a three bedroom/2 bath apartment.

The medical office storage will be located in two rooms, with areas of 426 square feet and 169 square feet, respectively.

The apartment will have a gross floor area of 1,811 square feet.

ENGINEERING SITE PLANS

The site plan indicates a parking area adjacent to and west of the existing building. The parking area is accessed from State Street.

The parking area is currently asphalt paved.

Improvements include the stripping of seven (7) parking spaces, inclusive of a van-accessible handicapped space.

Concrete wheel stops are proposed to prevent damage to the existing perimeter fence.

The entrance driveway is proposed to be widened to twenty (20) feet for adequate ingress/egress.

The existing monument sign is to be resurfaced to identify the proposed medical use.

A note is added indicating that all public sidewalk, curb cut and driveway apron along both frontages will be replaced in accordance with township specifications.

COMMENTS/RECOMMENDATIONS

The ground floor medical use and the 2nd floor residential use are both permitted in the PO/R, Professional Office/Residential District.

Testimony shall be provided with respect to the number of employees, and days and hours of operation, to assure adequate parking is provided.

Testimony shall be provided by the architect with respect to ADA compliance at the office entrance, both exterior and interior.

The site plans do not address the location of refuse/recycling facilities for both the medical office and residential uses.

The site plans do not address exterior lighting for the parking lot, including security lighting.

There is a curb separating the parking area from the entrance to the medical office. This curb restricts ADA accessibility to the offices and shall be re-designed accordingly. The surface at the entrance shall be reconstructed to comply with ADA regulations.

Public sidewalks shall be replaced along the building frontage, along both State Street and Broad Street, in accordance with township specifications, including the curb cut and driveway apron.

My office has no further comments at this time.

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

Respectfully submitted,



Anthony Marucci, PE-LS-PP
Planning Board Engineer