



Bright View Engineering

Moving you forward

VIA E-MAIL (awaters@bloomfieldwpnj.com)

November 2, 2023

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

**Re: Block 249, Lot 1
67 Park Avenue, Bloomfield, NJ
BVE Project No.: 230089**

Dear Ms. Waters:

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

- Architectural Plans entitled *Conversion of Retail Space to Apartments for Ann Lauda, 65 Park Avenue*, prepared by Thomas J. Mesuk Architect, LLC, revised September 5, 2023, 4 sheets

The proposed project calls to convert approximately 1,593 sf of ground floor retail space in the existing building at 65 Park Avenue to two, one bedroom apartments. The existing, 11 space off street parking lot is proposed to remain, with the addition of EV charging at two of the existing spaces.

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

1. It appears that the requested conversion has already been completed. Testimony regarding when and to what extent work has already been done should be provided to the board.
2. The parking lot shall be updated to accommodate the required ADA parking, consistent with Federal requirements.
3. Additional information / testimony should be provided regarding vehicle circulation in the parking lot. As depicted, some of the vehicle spaces appear difficult to access, particularly the spaces in the northeast corner of the property. Revisions to the parking lot to provide better on site circulation may be necessary.

70 South Orange Avenue, Suite 109
Livingston, New Jersey 07039

C: (732) 236-7557 T: (973) 228-0999 F: (201) 753-3904
BrightViewEngineering.com

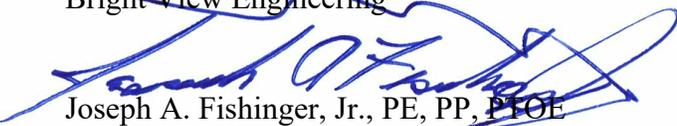
P.O. Box 99
Roseland, NJ 07068



4. As per the parking schedule provided on the architectural plans, 27 parking spaces are required in the existing condition and 19 spaces are required in the proposed condition. 11 parking spaces are proposed, plus credit for 1 parking space for the provided EV charging. After addressing the comments above with regard to ADA parking and parking lot circulation, we recommend additional information / testimony be provided regarding the ability of the existing parking lot to accommodate the proposed uses on site. This should include information on the availability of off-site parking within the area.
5. For the benefit of the board, we note that Edgewood Road is restricted to 2 hour parking except on Sundays whereas Park Avenue is unrestricted, save 12pm-3pm on Tuesdays.
6. Additional information / testimony should be provided regarding trash pickup and snow removal on site, including if any changes to existing operations are proposed.
7. Based on ITE 11th Edition estimates, the existing retail component of the site to be eliminated generates 4 trips in the morning peak hour and 10 trips in the evening peak hour. The two residential units proposed generate approximately 1 trip in the morning peak hour and 1 trip in the evening peak hour, resulting in a net decrease of 3 trips during the morning peak hour and 9 trips during the evening peak hour.

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. Fishing, Jr., PE, PP, PTOE
Director of Traffic Engineering

<https://bvengr.sharepoint.com/sites/bvengr/proj/230089-BLM-zb-67Park/3-Correspondence/67Park-BVEReview Letter-1.docx>