

MARUCCI ENGINEERING ASSOCIATES, LLC

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December 2, 2023

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

Re: 67 Park Avenue
Map 11 Block 249 Lot 1
Ann Lauda (owner/applicant)
Zone: R-1B, Single Family Residence District

Dear Chairman and Members of the Zoning Board,

This application is before the Zoning Board for variance relief to legitimize the conversion of a portion of existing ground floor commercial space into two residential apartments prior to the approval of zoning and construction permits.

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

- + Standard Development Application
- + Property Survey prepared by Canfora Surveying Inc., dated September 14, 2023
- + Architectural plans prepared by Thomas J. Mesuk Architect LLC dated August 9, 2023

The subject property is situated at the northeast corner of Park Avenue at its intersection with Edgewood Road.

The site contains a two story, mixed-use building with an accessory parking area accessed from a driveway on Edgewood Road.

The subject property is located in the R-1B, Single Family Residence Zone. However, the property obtained both Planning Board and Zoning Board approval for the mixed-use building by resolution adopted on October 14, 1971.

This mixed-use approval consisted of commercial units on the ground floor and four (4) residential apartments on the second floor.

In the current condition, a portion of the ground floor is converted into two (2) – one (1) bedroom apartments.

Sheet A-1 of the architectural plans indicates a one-bedroom apartment having an address of 7 Edgewood Road, containing an area of 598.8 square feet, and having direct access to the parking lot from the north side of the building.

The second apartment has an address of 3 Edgewood Road and contains an area of 993.9 square feet. This unit contains one bedroom and a den, with direct access onto the Edgewood Road sidewalk, through a common hallway.

The remainder of the ground floor continues as commercial space, with an ice cream shop containing an area of 441.8 square feet and an accountant office containing 1,546 square feet.

Sheet A-2 shows the four (4) existing residential apartment units, with no changes proposed.

The accessory parking lot contains eleven (11) parking spaces, with two electric vehicle (EV) charging stations.

The parking area is asphalt paved and buffered with a wood, board-on-board, fence.

A refuse/recycling area is shown behind the building and enclosed with a vinyl fence.

This ground floor conversion, from commercial to residential use, results in the following required variance relief:

- A Class D-1 Use Variance is required to convert the commercial space into two (2) one-bedroom apartments.
- A Class C Bulk Variance is required for not meeting the minimum required apartment size pursuant to Section 315-35 (F). The minimum apartment size for two story buildings (Garden Apartments) is 750 square feet, and the Unit labeled '7 Edgewood Road' contains 598.8 square feet.
- Prior to the conversion, 27 parking spaces were required for the mixed-use building. The conversion of the commercial space into two residential apartments decreases the parking requirement to 20 parking spaces. The existing parking lot contains eleven (11) parking spaces. A parking variance is therefore required.

COMMENTS/RECOMMENDATIONS

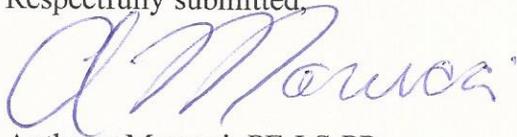
- It should be noted that the remainder of the variances listed in the application are existing, non-conforming conditions that will not change as a result of this application.

- My office concurs with Bright View Engineering's report dated November 2, 2023, requiring an ADA van-accessible parking space.
My office defers to Bright View with respect to parking, vehicle circulation and general traffic comments.
- Testimony shall be provided with respect to the required variance relief.
- Testimony shall be provided as to any existing or proposed security lighting for the parking lot.
Attached are photographs of the existing parking lot.

My office has no further comments at this time.

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

Respectfully submitted,



Anthony Marucci, PE-LS-PP
Zoning Board Engineer





