



VIA E-MAIL (awaters@bloomfieldtwpnj.com)

October 31, 2024

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

**Re: 223 Broad Street, LLC
 219-227 Broad Street
 Block 516, Lots 1 & 5
 Bloomfield Township, Essex County, New Jersey
BVE Project No.: 241197**

Dear Ms. Waters:

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

- Site Plans entitled “Preliminary & Final Major Site Plan, 219-227 Broad Street”, prepared by AWZ Engineering, Inc., dated September 4, 2024; 11 sheets
- Architectural Plans entitled “219-227 Broad Street Apartment” prepared by Mistry Design, dated August 29, 2024; 2 sheets
- Boundary and Topographic Survey entitled “223 Broad St., L.L.C.,” prepared by EIC Group, dated April 2, 2024; 1 sheet

The proposed project is located in the northeast corner of Broad Street and New Street and consists of constructing a four-story multi-family building with 32 dwelling units. Access is proposed via full movement driveways on Broad Street and New Street.

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

1. Based on ITE 11th Edition Estimates, the proposed 32 dwelling units will generate the following trips:

Land Use	Morning Peak Hour			Evening Peak Hour			Daily (2-Way)
	IN	OUT	TOTAL	IN	OUT	TOTAL	
32 Dwelling Units (LUC 220)	3	10	13	10	6	16	216



- Based on the parking requirements provided by Bloomfield Township/RSIS, the following spaces are required:

Use	Parking Rate	Required
1 Bedroom (15 Units)	1.8 per unit	27 spaces
2 Bedroom (17 Units)	2.0 per unit	34 spaces
	Total	61 spaces

It appears 58 physical parking spaces are proposed on site: 30 traditional spaces, 18 tandem spaces (9 pairs) 2 of which are EV spaces, 7 electric vehicle spaces and 3 ADA spaces (including 1 EV space).

Since the EV spaces count as two spaces up to 10% of the provided parking, a credit of 6 EV spaces is identified, reducing the parking requirement to 55 spaces where 58 are provided.

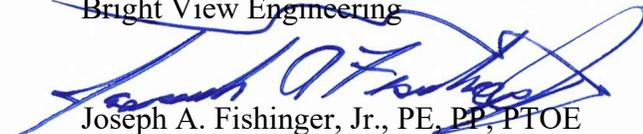
- Additional information / testimony is required regarding the planned operation of the parking on site. Will all spaces be assigned, only the tandem spaces, or something in between?
- Additional information / testimony should be provided regarding the effect the project will have on existing on street parking. We note for the benefit of the Board, parking on Broad Street in this area is limited to 2 hrs from 8 AM to 6 PM, with no parking permitted from 7-9 AM on Wednesdays for northbound traffic and Thursdays for southbound traffic. Similar parking restrictions exist on New Street, with resident permits allowing parking beyond two hours during the day.
- Please clarify the standard utilized to determine the sight triangles shown on the circulation plan. AASHTO requirements indicate an intersection sight distance of 335 feet for left turns from stop (25 mph posted speed=30 mph design speed; AASHTO Green Book, Table 9-7) where sight triangles of 240 and 280 feet are provided. Also, please confirm that proposed landscaping will not impede sight triangles.
- In addition to sight triangles for the driveways, the required sight triangles for the intersection of Broad Street and New Street shall be provided to confirm the proposed improvements will not impede sight triangles at the intersection. A 335 foot sight triangle is required.



7. Additional information / testimony is required regarding trash pick-up. It is unclear from the information provided where a trash truck will stage or how trash will be loaded. Also, the circulation plan shall be revised so the trash truck can negotiate the site without encroaching into oncoming lanes.
8. Additional information/testimony should be provided regarding fire truck access, including if and how a fire truck will access the site.
9. Please clarify if any outdoor amenity space is proposed for the property.
10. The architectural plans do not label the various rooms within each apartment. Please clarify if any dens or home offices are provided. If so, please discuss provisions in place to ensure these spaces do not become additional bedrooms.

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

<https://bvengr.sharepoint.com/sites/bvengr/proj/241197-BLM-219Broad/3-Correspondence/241197-Review1.docx>