

MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS • SURVEYORS • PLANNERS

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POST OFFICE BOX 509
CEDAR KNOLLS, NEW JERSEY 07927

PHONE (973) 887-3066
FAX (973) 887-3066

September 20, 2022

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

Re: 1243 Broad Street
Map 39 Block 1088 Lot 59
Finomus RE Holdings LLC (owner/applicant)
Zone: B-2, Neighborhood Business District

SECOND REVIEW

Dear Chairman and Members of the Planning Board,

My office is in receipt of revised plans for the above referenced application, as follows:

- + Architectural Plans prepared by Zelta Design, Erik Liepens, R. A., consisting of Sheets SK, SK-2 & SK-3, revised to August 12, 2022
- + Engineering Site Plans prepared by East Point Engineering, LLC, Marc S. Leber, PE-PP, consisting of 14 sheets, revised to April 4, 2022 and to August 4, 2022
- + WB-40 Truck Turning Template Plan prepared by East Point Engineering, LLC dated November 12, 2021 and revised to August 4, 2022

Significant revisions were made to the plans as follows:

- The proposed building is relocated to the northeast in order to provide a minimum 25 feet setback to residential Lot 62, pursuant to Section 315-35(B)(5) which states: "Lots in one zone that abut lots in a different zone; Structures on any lot in a particular zone that shares a common lot line with a lot in a different zone shall conform to the more restrictive setback requirements of the two zones along the common property line".
- Total proposed indoor seating, as indicated on the engineering plans, is 28 seats for the Taco Bell and 22 seats for Wendy's. A total of 50 seats requires 25 parking spaces and 29 parking spaces are proposed.
Two parking spaces are designated for mobile pick-up only, one in the vicinity of the Taco Bell entrance and the other in the vicinity of the Wendy's restaurant entrance.
One Electric Vehicle (EV) parking space is also designated.

- Outdoor Dining is eliminated.
- Hours of Operation will be daily 7:00am to midnight.
- The grading a drainage plan is revised to include trench drains at both driveways to prevent runoff from sheet flowing onto Broad Street.

The architectural plan, labeled SK, Proposed Layout First Floor, appears to be lacking in information and details. The proposed seating needs to be shown in order to assure compliance with the engineering plan as it relates to the parking calculations.

The architectural plans do not indicate the location of proposed HVAC equipment. Will HVAC equipment be located on the roof, and if so, will the equipment be buffered with respect to appearance and noise levels? Is an emergency generator proposed?

The application does require variance relief for signage

Sign regulations were recently amended by the Governing Body per ordinance dated January 24, 2022.

Signage for buildings located more than 20 feet from a public right-of way shall not exceed 10% of the ground floor façade area or 70 square feet.

The proposed building-mounted signage is 110 square feet, per the engineering plans.

- A variance is required for exceeding the maximum permitted building-mounted signage.

Also, in multi-tenanted buildings where different establishments on the same site have separate exterior entrances for the public, each establishment shall be permitted to erect a wall sign conforming to this subsection, provided all such wall signs are similarly illuminated and installed with an architectural sign band or at the same height.

The signage for the Taco Bell and Wendy's does not conform with a similar architectural sign band and are not designed at the same height.

Section 315-42(B)(1)(c) requires the top of the sign to not extend above the height of the ground floor of the building. The Wendy's sign extends above the roof line.

- Variance relief is required for not having a similar architectural sign band and sign height.

Business free-standing signs are permitted, at a minimum of 10 feet from the lot line, 20 square feet in area and a maximum height of 12 feet.

The application proposes a pylon sign 9 feet from the street line, 48 square feet in area and 20 feet in height.

Section 315-42(B)(5)(j) permits pylon signs in lieu of a monument sign for shopping centers and auto-related businesses only. Pylon signs shall be setback a minimum of 7 feet from the street line, and a maximum 20 feet in height.

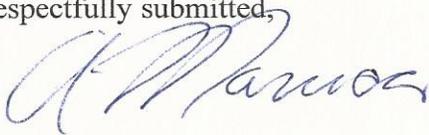
- Variance relief is required for the non-permitted pylon sign, minimum setback from the street line, size of sign, and height of sign.

Comments/recommendations outlined in my initial report dated March 15, 2022, remain applicable, and are made a part of this report.

My office has no further comments at this time.

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

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "A. Marucci".

Anthony Marucci, PE-LS-PP
Planning Board Engineer