

MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS • SURVEYORS • PLANNERS

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December 11, 2024

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
Finomous RE Holdings LLC (owner/applicant)
Zone: B-2, Neighborhood Business District

THIRD REVIEW

Dear Chairman and Members of the Planning Board,

This is a further review of the application proposing a combination Taco Bell and Wendy's restaurants, at the site of the former Friendly's restaurant on Broad Street.

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

- + Settlement Agreement between Finomous Bloomfield RE Holdings, LLC and the Township of Bloomfield Planning Board, dated December 3, 2024
- + Engineering Site Plans prepared by East Point Engineering, LLC, Mark S. Leber, PE-PP, consisting of 14 sheets, dated November 12, 2021, with revisions through December 5, 2024

SETTLEMENT AGREEMENT REVIEW

The settlement agreement states that the general layout of the improvements shown on the site plan to remain unchanged.

However, the site plan shall be revised to provide the following:

- A pedestrian walkway connecting the public sidewalk along Broad Street to the striped pedestrian walkway that begins between two ADA compliant parking spaces in front of the building.
- The site plan shall depict enhanced landscaping in the southeast corner of the site between the restaurant building and abutting residential properties fronting on Macleod Lane.

- The site plan shall depict a monument sign, rather than a pylon sign, and may seek variance relief from the Planning Board for the proposed sign including for its 40 square foot size, its setback of 10 feet from the front property line, its internal illumination, and for any other deviations.
- Finomous will agree to a condition requiring the exterior walk-up window in each restaurant to be closed between the hours of noon to 8:00pm, Monday through Friday.
- Finomous will also agree to a condition requiring it to cooperate, to the extent practicable, with reasonable requests from the Township Police Department, regarding traffic issues that may arise from the operation of the site.

ENGINEERING SITE PLAN REVIEW

SHEET 3 of 14 [Site Layout Plan]

This sheet shows the proposed six (6) feet wide pedestrian sidewalk connecting the public sidewalk along Broad Street to the striped pedestrian walkway that begins between the two ADA compliant parking spaces in front of the building.

This sheet also shows the proposed monument sign, with dimensions of four (4) feet high by ten (10) feet long and setback ten (10) feet from the Broad Street right-of-way line.

SHEET 5 of 14 [Landscape Plan]

This sheet shows the enhanced landscaping in the southeast corner of the site between the restaurant building and the abutting residential properties fronting on Macleod Lane.

The enhanced landscaping consists of a staggered double row,, of TS, Thuja Standishi x Plicata, or commonly known as “Green Giant” Arborvitae. [Quantity 34 @ seven (7) feet o.c.]

SHEET 13 of 14 [Brand Signage Details]

This sheet indicates the details of the monument sign, with the brand names and sign dimensions of four (4) feet in height and ten (10) feet in length, with internal illumination.

COMMENTS/RECOMMENDATIONS

- The revised site plan conforms to the settlement agreement conditions.
- My office concurs with the conditions stipulated in the settlement agreement and the revisions shown on the site plans.

- Variance relief is required for the monument sign.

Monument signs are permitted in business zones pursuant to the sign regulations contained in the current zoning ordinance.

The maximum permitted monument sign size is 20 square feet.

The minimum monument sign setback is ten (10) feet from the front property line.

Monument signs may be internally illuminated, if setback a minimum of twenty (20) feet from the front property line.

Class (C) Bulk Variance relief is required for exceeding the maximum sign size of 20 sf, and for internal illumination at the 10 feet front yard setback.

Based on previous hearings on this application, additional variance relief is required, as follows:

- 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.
- 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, provided all such wall signs are similarly illuminated and installed with an architectural sign band or at the same height.
The signage for 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.
- Section 315-30(O)(13): Specific Design Standards, Location of Parking
In the B-2 Zone, parking is not permitted in the front yard.
Since the buildings are setback from the street, parking is designed within the front yard.
- Section 315-43(B): Fences
Fences in excess of four (4) feet in height are permitted in the rear yard only.
A portion of the six (6) feet high fence is within the front yard.

The applicant's planner and the Board's planner may address the required variance relief.

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,

A handwritten signature in blue ink that reads "Anthony Marucci". The signature is written in a cursive style with a prominent initial "A".

Anthony Marucci, PE-LS-PP
Planning Board Engineer