



Bright View Engineering

Moving you forward

VIA E-MAIL (awaters@bloomfieldwpnj.com)

September 16, 2024

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

**Re: 120 Arlington Avenue, Truck Parking
Block 63, Lot 80
Project No.: 241184**

Dear Ms. Waters:

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

- Site Plans entitled “Palumbo Trucking” prepared by Paparozzi Associates Inc., dated January 7, 2015, 1 sheet;
- Applicant’s Narrative Statement provided as part of the Township of Bloomfield Standard Development Application, signed July 19, 2024.

The proposed project consists of approval for an existing second use on the property for outdoor truck parking. The plan provided includes thirty-four spaces for 50’ long trailers and forty-eight spaces for 32’ long dump trucks. Access to the parking lot is proposed via a single full-movement -driveway to Arlington Avenue.

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

- 1) Please clarify the number of trucks and trailers currently used by each use on the site. Based on the Applicant’s Narrative, the warehouse operation consists of seven box trucks, two tractor trailers and twelve storage/road trailers. Based on the 2015 approval, the warehouse has an average of 2-4 deliveries per day and uses seven box trucks, one tractor trailer and four road trailers. Information on the intensity of the proposed trucking use should also be provided, including how often the various trailers on site are relocated.
- 2) What are the hours of operations for the facility?

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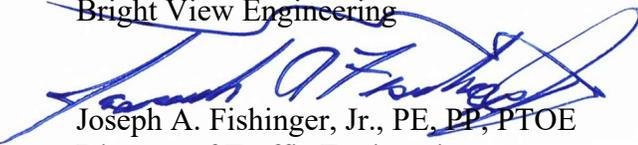
P.O. Box 99
Roseland, NJ 07068



- 3) We recommend a large wheelbase turning plan be provided that indicates how fire trucks, garbage trucks and the anticipated large wheelbase vehicles will access the site and maneuver within the lot.
- 4) It is unclear from the information provided how the various truck and trailer parking spaces will be accessed and if the site plan shows all the current improvements on site. Please clarify. For instance, dump truck parking is shown 25' from the east side of the smaller building on site, however recent aerial photography shows a ramp into the building in this area that is not shown on the site plan.

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/241184-BLM-120-Arlington-Ave-2nd-Use/3-Correspondence/241184-Review1-JAF.docx>