

MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS • SURVEYORS • PLANNERS

~ Established 2001 ~

POST OFFICE BOX 509
CEDAR KNOLLS, NEW JERSEY 07927

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

October 17, 2024

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

Re: 120 Arlington Avenue
Map 5 Block 63 Lot 80
Slater Drive Partners LLC (owner/applicant)
Zone: M-1, General Industrial District

Dear Chairman and Members of the Zoning Board,

This application requests minor site plan approval and a use variance to permit a second principal use on the subject property.

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

- + Standard Development Application
- + Boundary Survey prepared by Paparazzi Associates Inc. dated January 7, 2015, together with a Plot Plan revised to April 15, 2024

Pursuant to the Narrative Statement, the applicant is seeking minor site plan approval and a use variance to permit a second principal use at the site to permit outdoor truck parking.

- A Class D(1) Use variance is required to permit a second principal use on the subject property pursuant to Section 315-34(E): "Only one principal use shall be permitted on any lot".

The application proposes a second principal use consisting of outdoor truck parking.

The tenant, William Palumbo Trucking, Inc. received Planning Board approval on February 10, 2015, to permit the operation of a warehouse and related trucking operation on the subject property.

The approval was memorialized by resolution, on February 17, 2015.

The Planning Board made several Finding of Facts stipulated in the memorialized resolution:

FINDING OF FACT #7:

The southerly driveway will be used by employee vehicles only and will provide access to the twenty (20) employee parking stalls along the southerly wall of the main building on the property.

Employee vehicles exiting the site will circulate around the smaller building in the rear of the site to access the northerly driveway.

According to the submitted plot plan, the twenty (20) employee parking spaces are now located on the northerly side, perpendicular to the warehouse building.

There appears to be no vehicle access along the southerly side of the main building.

FINDING OF FACTS #8:

The applicant utilizes seven (7) box trucks, one (1) tractor trailer and four (4) road trailers to transport goods.

It also uses eight (8) storage trailers which may become obsolete once all product is moved from the applicant's current location in Jersey City.

APPLICANT'S NARRATIVE STATEMENT

The Narrative Statement stipulates that the Applicant proposes a discreet and dedicated area for the outdoor truck parking.

This area is located in the rear of the property and is not adjacent to or near the proposed use by Kidz University.

The current operation by Palumbo Trucking consists of seven (7) box trucks, two (2) tractor trailers, and twelve (12) storage or road trailers.

The Plot Plan shows thirty-four (34) spaces for trailers and forty-eight (48) spaces for dump trucks, available for the proposed second use, in addition to the twenty (20) employee parking spaces.

It should be noted that the proposed Kidz University described in the Narrative Statement is a childcare center application currently before the Zoning Board.

The childcare center would be considered a third principal use should this application be approved.

COMMENTS/RECOMMENDATIONS

- The application included correspondence from the NJDEP dated March 21, 2024, indicating that ground water monitoring well sampling has demonstrated that NJ Ground Water Quality Standards have been achieved.
NJDEP has terminated the Ground Water Remedial Action Permit.
- The proposed truck and trailer spaces are not dimensioned.
While the dump truck parking areas appear to have sufficient maneuvering aisles, the trailers appear to be stacked.
- The existing trucks, trailers and other equipment previously approved by the Planning Board shall be specifically located and designated on the plan.
- Testimony shall be provided with respect to the feasibility of maneuverability of these trucks and trailers within the site.
- Testimony shall be provided as to the frequency of the number of trips into and out of the site.
The previously approved warehouse use indicated an average of 2 to 4 deliveries per day.
- Is the proposed outdoor truck and trailer parking area to be occupied by a single entity or are these trucks and trailers individually owned and operated?
- Testimony shall be provided as to the compatibility of this extensive trucking use with a future proposed childcare center [application in progress].
- The majority of the trucks and tractor-trailers occupying the site have diesel-powered engines.
Depending on the frequency of trips, into and out of the site, was any consideration given to the childcare center proposed at the front of the property with respect to diesel exhaust fumes, excessive noise, or other environmental concerns?

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