

MARUCCI ENGINEERING ASSOCIATES, LLC

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January 9, 2025

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

Re: 1283 Broad Street
Map 44 Block 1230 Lot 5
A-Z Supply Inc. (applicant)
1283 Broad Street LLC (owner)
Zone: B-2, Neighborhood Business District

Dear Chairman and Members of the Planning Board,

This application proposes a Class 5 Cannabis Retail Facility on the subject premises.

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

- + Standard Development Application
- + Boundary & Topographic Survey prepared by George J. Anderson LLC
dated October 17, 2022
- + Site Plan and Front Building Elevations prepared by DBE, NYC, Sean Marchan, RA,
dated May 22, 2024
- + Video Surveillance System prepared by Sapphire Risk Advisory Group
dated July 15, 2023
- + Access Control System prepared by Sapphire Risk Advisory Group
Dated July 15, 2023
- + Alarm System prepared by Sapphire Risk Advisory Group dated July 15, 2023

Cannabis retail sales are permitted in the B-2 zone, with conditions, pursuant to Section 315-39(9).

- All cannabis retailers shall be subject to site plan review prior to offering personal use cannabis sales. Submitted plans shall depict parking and loading areas, floor plans, building elevations, signage, landscaping, and an exterior queuing area for customers sufficient to accommodate the number of people equal to the on-site parking spaces which queuing area shall not interfere with on-site parking and circulation and shall be located at least 10 feet from any public right of way.

- A cannabis retailer’s premises shall not be located in or upon any premises in which operates a grocery store, delicatessen, indoor food market, or other store engaging in retail sales of food, or in or upon any premises in which operates a store that engages in licensed retail sales of alcoholic beverages.
- Parking shall be at the rate of one space per 150 square feet of “customer service area”, which for cannabis retailers shall be defined to include only those areas of the building interior utilized by customers to complete the purchase of product, and thus shall not include sales counters or display areas, employee sales areas, doorways, lobbies, and check-in areas, public bathrooms and vestibules leading to public bathrooms, stairwells, elevator shafts and their lobbies, and conference rooms or similar areas where private meetings are held, even if with members of the public. (Any fraction of space equaling or exceeding 0.5 shall be rounded up)
- Twenty percent of on-site parking spaces, (but not more than 10 and no less than 2), shall be devoted to parking for customers and delivery services picking up pre-ordered product. Such spaces shall be signed accordingly, with a ten-minute parking limitation posted on the sign. (Any fraction of a space equating or exceeding 0.5 shall be rounded up)
- No cannabis retailer shall be located within 200 feet of a public or private elementary school, and Bloomfield Board of Education home athletic venues.
- No cannabis retailer shall be located within an historic district.
- Cannabis consumption areas are prohibited, both indoors and outdoors.
- Drive-through services are prohibited.
- Any site proposed for use by a cannabis retailer shall be subject to site plan review by the appropriate land use board prior to the commencement of cannabis sales for personal use, irrespective of the use of the property prior to the cannabis retailer.
- No cannabis-related products shall be visible from the exterior of the building. Notwithstanding anything contrary to this chapter, a cannabis retailer may cover any exterior glazing in a manner which effectuates this limitation, provided such window coverings are aesthetically appropriate and depicted on the plans submitted for site plan review.

In addition to the above conditions, all cannabis retail sales applications shall include the following documentation:

- A resolution of Support from the Governing Body.
- Approval of a Security Plan from the Bloomfield Police Department.
- Proof of a conditional or annual license issued by the NJ Cannabis Regulatory Commission (CRC).
- Hours of Operation: Monday through Saturday – 9:00 am to 9:00 pm
Sunday – 12:00 pm to 5:00 pm

The application has provided the required documentation:

- Resolution of Support from the Governing Body dated August 14, 2023
- Approval of Security Plan from the Bloomfield Police Department dated July 28, 2023
- Approval of Annual License from the NJ Cannabis Regulatory Commission dated September 27, 2024

SITE PLAN REVIEW

The subject property is a one-story masonry building, with frontage on Broad Street, having a width of 60 feet and an average depth of 144 feet, and an area of 8,640 square feet.

Four (4) parallel parking spaces are located along the southerly side of the building, and thirteen (13) parking spaces are located in the rear, (behind the building), for a total of seventeen (17) parking spaces.

Access is provided through asphalt driveways, used in common, with the adjacent properties on both sides of the subject property.

Parking is required at the rate of one space per 150 square feet of customer service area.

The customer service area consists of 720 sf check-in/waiting area, and 1,288 sf showroom, for a total area of 2,008 square feet.

Therefore, the required parking is calculated as $2,008 \text{ sf} / 150 \text{ sf/space} = 13.38$ or rounded to thirteen (13) parking spaces.

Twenty percent of the required parking spaces shall be devoted to parking for customers and delivery services picking up pre-ordered product.

Therefore 20% of the required 13 parking spaces or 2.6, rounded to three (3) parking spaces, shall be signed for ten (10) minute parking, for pre-ordered product pickup.

Customer access is through the Broad Street front entrance, and shipping/receiving is located in the rear of the building.

COMMENTS/RECOMNDATIONS

- The application meets the conditions outlined in Section 315-39(9) for cannabis retail facilities.
- Three (3) parking spaces shall be signed, “ten (10) minute parking for customer product pickup” and shall be depicted on the plan.

- A van-accessible, handicapped parking space is required and shall be shown on the plan, together with appropriate signage.
- An exterior lighting plan is required for the rear parking area and for the access driveways. A lighting plan shall be provided to show adequate lighting.
- The proposed building-mounted signage appears satisfactory with respect to size
Will the signage be internally illuminated?
- Testimony shall be provided as to the visibility of cannabis products from public view.
Will the exterior storefront windows be covered with an aesthetically appropriate glazing/treatment?
- Any deteriorated sidewalk/driveway aprons shall be reconstructed as determined by the Township Engineer's Office.
- The subject property fronts on Broad Street, which is within the jurisdiction of the County of Essex.
Essex County Planning Board approval is required, or in the alternative, a letter of no interest shall be obtained.

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
Planning Board Engineer