



JERSEY STREET
(40' WIDE R.O.W.)
(ASPHALT ROADWAY)
(ONE WAY TRAFFIC)

PARK STREET
(40' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

APPLICANT/ OWNER INFORMATION
APPLICANT: CBD BLOOMFIELD DEVELOPER, LLC
75 EISENHOWER PARKWAY, SUITE 190
ROSELAND, NJ 07068
PROPERTY OWNER: THE CHURCH OF THE SACRED HEART,
BLOOMFIELD
76 BROAD STREET
BLOOMFIELD, NJ 07003

VARIANCE LIST

- MINIMUM AISLE WIDTH FOR 90° PARKING.
- MINIMUM PARKING AND DRIVEWAY SETBACK.
- MINIMUM BUILDING SETBACK FROM BLOOMFIELD AVENUE.
- MINIMUM BUILDING SETBACK FROM BLOCK 244 LOT 8.
- MINIMUM BUILDING SETBACK FROM BLOCK 244 LOTS 19, 24, 30, 31 & 32.
- MAXIMUM NUMBER OF COMPACT PARKING SPACES.
- LIGHT FIXTURE SHIELDS.

ADDITIONAL ZONING REQUIREMENTS PER REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 & 46:

- A PEDESTRIAN PATH SHALL BE PROVIDED ALONG THE SOUTH SIDE OF THE BUILDING LINKING THE SIDEWALK ALONG BLOOMFIELD AVENUE TO ALL SURFACE PARKING AREAS AS WELL AS THE MONUMENT PLAZA (COMPLIES)
- A MINIMUM 15-FOOT SETBACK SHALL BE PROVIDED BETWEEN THE EXISTING CURB AND BLOOMFIELD AVENUE AND THE BUILDING AND SHALL ACCOMMODATE A SIDEWALK TOGETHER WITH ANY ASSOCIATED LANDSCAPING IMPROVEMENTS SUBJECT TO PLANNING BOARD APPROVAL (COMPLIES - 16.3 FT PROPOSED)
- BUILDING SIGNAGE SHALL BE PEDESTRIAN SCALED IN SIZE AND DESIGN AND SHALL UTILIZE MATERIALS AND COLORS WHICH COMPLEMENT THE BUILDING DESIGN. NO FREESTANDING SIGNS SHALL BE PERMITTED. SIGNAGE SHALL BE SUBJECT TO PLANNING BOARD APPROVAL (COMPLIES)
- ACCOMMODATION FOR DELIVERY VEHICLES AND MOVING TRUCKS SHALL BE PROVIDED AT THE REAR OF THE BUILDING. ACCESS FOR SAME SHALL BE FROM STATE STREET. EXTERIOR LOADING AREAS SHALL BE SCREENED WITH ATTRACTIVE FENCING, WALLS AND LANDSCAPING (COMPLIES)

UNIT COUNT				
FLOOR	STUDIO	1-BEDROOM	2-BEDROOM	TOTAL
FIRST FLOOR RESIDENTIAL	5	32	10	47
SECOND FLOOR RESIDENTIAL	7	32	12	51
THIRD FLOOR RESIDENTIAL	7	32	12	51
FOURTH FLOOR RESIDENTIAL	7	35	9	51
TOTAL	26	131	43	200

KEY - VARIANCE REQUIRED

ZONING TABLE

ZONE: REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46
USE: MULTI-FAMILY RESIDENTIAL WITH NON-RESIDENTIAL EVENT SPACE (PERMITTED)
BLOCK 244 LOTS 10, 42, & 46

APPLICANT/ OWNER INFORMATION			
APPLICANT:	CBD BLOOMFIELD DEVELOPER, LLC 75 EISENHOWER PARKWAY, SUITE 190 ROSELAND, NJ 07068		
PROPERTY OWNER:	THE CHURCH OF THE SACRED HEART, BLOOMFIELD 76 BROAD STREET BLOOMFIELD, NJ 07003		

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
LOT AREA	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	NOT SPECIFIED	96,922 SF (2,225 AC)
MIN. FRONT YARD SETBACK FROM BLOOMFIELD AVENUE	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	0'	4.5' (OVERHANG) (V)
MAX. FRONT YARD SETBACK FROM BLOOMFIELD AVENUE	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	5'	5'
MIN. SETBACK FROM BLOCK 244 LOT 8	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	10'	10' (BUILDING) 4.8' (OVERHANG) (V)
MIN. SETBACK FROM BLOCK 244 LOT 38	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	10'	10.4' (BUILDING) 10.1' (OVERHANG)
MIN. SETBACK FROM BLOCK 244 LOT 40	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	20'	21.6' (BUILDING) 20.9' (OVERHANG)
MIN. SETBACK FROM BLOCK 244 LOTS 19, 24, 30, 31 & 32	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	20'	20.2' (BUILDING) 14.9' (OVERHANG) (V)
MIN. SETBACK FROM BLOCK 244 LOTS 43, 44, & 45	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	8' (GROUND FLOOR) 20' (SECOND FLOOR)	8' (GROUND FLOOR) 20' (SECOND FLOOR)
MIN. SETBACK FROM STATE STREET	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	100'	101.9'
MAX. GROUND FLOOR HEIGHT ADJACENT TO BLOCK 244 LOTS 43, 44, & 45	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	12'	12'
MAX. BUILDING HEIGHT	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	70' (6 STORIES)	69.60' (6 STORIES) (V)
MAX. NUMBER OF UNITS	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	200	200
MIN. FLOOR AREA FOR THE EVENT SPACE	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	4,000 SF	4,289 SF
MAX. IMPERVIOUS LOT COVERAGE	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	90% (87,230 SF)	87.8% (85,158 SF)

KEY - VARIANCE REQUIRED

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	\$315-30.0.(6)	8.5' X 15' (COMPACT) 9' X 18' (STANDARD)	8.5' X 15' (COMPACT RESIDENTIAL) 8.5' X 16' (COMPACT EVENT SPACE) 9' X 18' (STANDARD)
MIN. AISLE WIDTH	\$315-30.0.(7)	24' (90° PARKING)	22' (V)
MIN. DRIVEWAY WIDTH	\$315-30.0.(8)	22' (TWO WAY)	24'
MIN. DRIVEWAY AND PARKING SETBACK	\$315-30.0.(13)	7' (EXCEPT IF LEADING TO A GARAGE)	0' (V)
LOADING REQUIREMENTS	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	NOT SPECIFIED	1 SPACE
MIN. LOADING SIZE	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	NOT SPECIFIED	19' X 49.8'
MIN. NUMBER OF SPACES	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	306 SPACES ¹ (280 RESIDENTIAL SPACES & 26 EVENT SPACES)	44 SPACES - SURFACE EVENT SPACES +280 RESIDENTIAL GARAGE SPACES +20 RESIDENTIAL SURFACE SPACES TOTAL EVENT: 44 SPACES TOTAL RESIDENTIAL: 280 SPACES TOTAL PARKING: 324 SPACES
MAX. NUMBER OF COMPACT PARKING SPACES	\$315-30.0.(6)	62 SPACES ⁸	73 SPACES (V)
MIN. NUMBER ADA PARKING SPACES	2010 ADA STANDARDS	9 ADA SPACES INCLUDING 3 VAN ACCESSIBLE SPACES ⁹	9 ADA SPACES INCLUDING 3 VAN ACCESSIBLE SPACES
MIN. ELECTRIC VEHICLE PARKING SPACES	EVSE REQUIREMENTS	43 EV SPACES REQUIRED INCLUDING 3 EV ACCESSIBLE SPACES ¹⁰	43 EV SPACES REQUIRED INCLUDING 3 EV ACCESSIBLE SPACES
OUTDOOR BICYCLE PARKING	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	8 BICYCLE SPACES ⁸	8 BICYCLE SPACES
INDOOR BICYCLE PARKING	REDEVELOPMENT PLAN FOR BLOCK 244 LOTS 10, 15, 41, 42 AND 46	20 BICYCLE SPACES ⁷	20 BICYCLE SPACES

REQUIRED PARKING CALCULATION PER BLOOMFIELD CENTER REDEVELOPMENT PLAN:
RESIDENTIAL: MIN. 1.4 SPACE PER UNIT
200 UNITS X (1.4 SPACE / UNIT) = 280 REQUIRED SPACES
COMMERCIAL/EVENT SPACE: MIN. 6 SPACES PER 1,000 SF OF GROSS FLOOR AREA
4,289 SF X (6 SPACES / 1,000 SF) = 25.73 = 26 REQUIRED SPACES
TOTAL: 280 + 26 = 306 REQUIRED SPACES

REQUIRED RESIDENTIAL PARKING CALCULATION PER RSIS:
STUDIO AND 1 BEDROOM APARTMENT: 1.8 SPACES PER DWELLING UNITS
2 BEDROOM APARTMENT: 2.0 SPACES PER DWELLING UNIT
(26 STUDIO X 1.8 SPACES) + (131 1 BEDROOM APARTMENT X 1.8 SPACES) + (43 2 BEDROOM APARTMENT X 2 SPACES) = 368.6 = 369 RESIDENTIAL PARKING SPACES REQUIRED

COMMERCIAL/EVENT SPACE: MIN. 6 SPACES PER 1,000 SF OF GROSS FLOOR AREA
4,289 SF X (6 SPACES / 1,000 SF) = 25.73 = 26 REQUIRED SPACES
TOTAL: 369 + 26 = 395 REQUIRED SPACES

REQUIRED ADA PARKING CALCULATION:
EVENT: 26-50 PARKING SPACES; 2 ADA SPACES INCLUDING 1 VAN ACCESSIBLE PARKING SPACE REQUIRED
44 SPACES PROVIDED FOR EVENT SPACE = 2 ADA SPACES INCLUDING 1 VAN ACCESSIBLE SPACE REQUIRED

RESIDENTIAL: 201-300 PARKING SPACES: 7 ADA SPACES INCLUDING 2 VAN ACCESSIBLE PARKING SPACE REQUIRED
278 SPACES PROVIDED FOR RESIDENTIAL = 7 ADA SPACES INCLUDING 2 VAN ACCESSIBLE PARKING SPACE REQUIRED

TOTAL 9 ADA SPACES REQUIRED INCLUDING 3 VAN ACCESSIBLE SPACES REQUIRED

REQUIRED RESIDENTIAL PARKING CALCULATION PER ARCHITECTURAL PLANS:
EVENT: 26-50 PARKING SPACES; 2 ADA SPACES INCLUDING 1 VAN ACCESSIBLE PARKING SPACE REQUIRED
200 UNITS X (1 BICYCLE SPACE PER EVERY 40 APARTMENT UNIT) = 5 BICYCLE SPACES / 2,000 SF OF EVENT SPACE = 7.14 = 8 OUTDOOR BICYCLE SPACES

INDOOR BICYCLE PARKING CALCULATION:
ONE INDOOR BICYCLE SPACE FOR EVERY TEN (10) APARTMENT UNITS
200 UNITS X (1 INDOOR SPACE / 10 UNITS) = 20 INDOOR BICYCLE SPACES

MAXIMUM NUMBER OF COMPACT PARKING SPACES CALCULATION:
20% OF REQUIRED PARKING SPACES
306 REQUIRED SPACES X 20% = 61.2 SPACE = 62 SPACES

KEY - VARIANCE REQUIRED

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: J210631
DRAWN BY: AP
CHECKED BY: AJB
DATE: 12/03/2024
CAD ID: J210631-REND-09

SITE RENDERING EXHIBIT

FOR
CBD BLOOMFIELD DEVELOPER URBAN RENEWAL, LLC
PROPOSED MULTI-FAMILY RESIDENTIAL WITH NON-RESIDENTIAL EVENT SPACE
MAP: 11 | BLOCK: 244
LOTS: 10, 42, & 46
675-699 BLOOMFIELD AVENUE (C.R. 605)
14 & 34-40 STATE STREET
BLOOMFIELD TOWNSHIP
ESSEX COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 665-8300
Fax: (908) 764-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 246A28161700 & M6000122

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CONNECTICUT LICENSE No. 26039
DELAWARE LICENSE No. 17111
OHIO LICENSE No. 78297

SHEET TITLE:
SITE RENDERING EXHIBIT

SHEET NUMBER:
1

PREPARED BY: AP
DATED: 12/03/2024
ORG. DATE - 12/03/2024



BLOOMFIELD AVENUE (CR 605)
(80' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)
(POSTED SPEED LIMIT 25 MPH)



REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

EXHIBIT

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