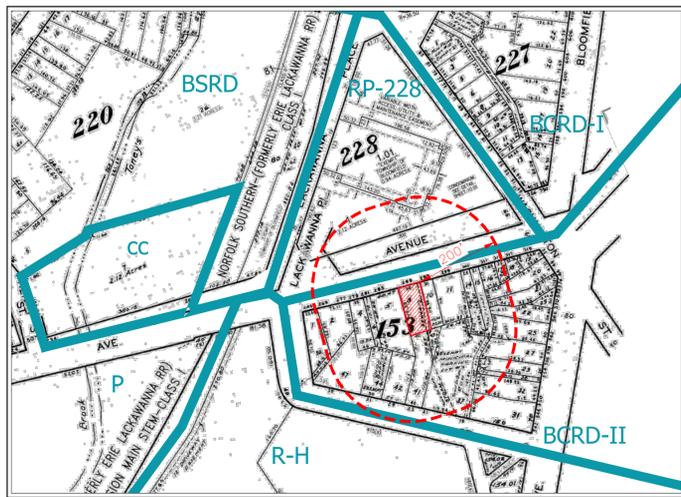




**KEY MAP**  
SCALE: 1" = 200'



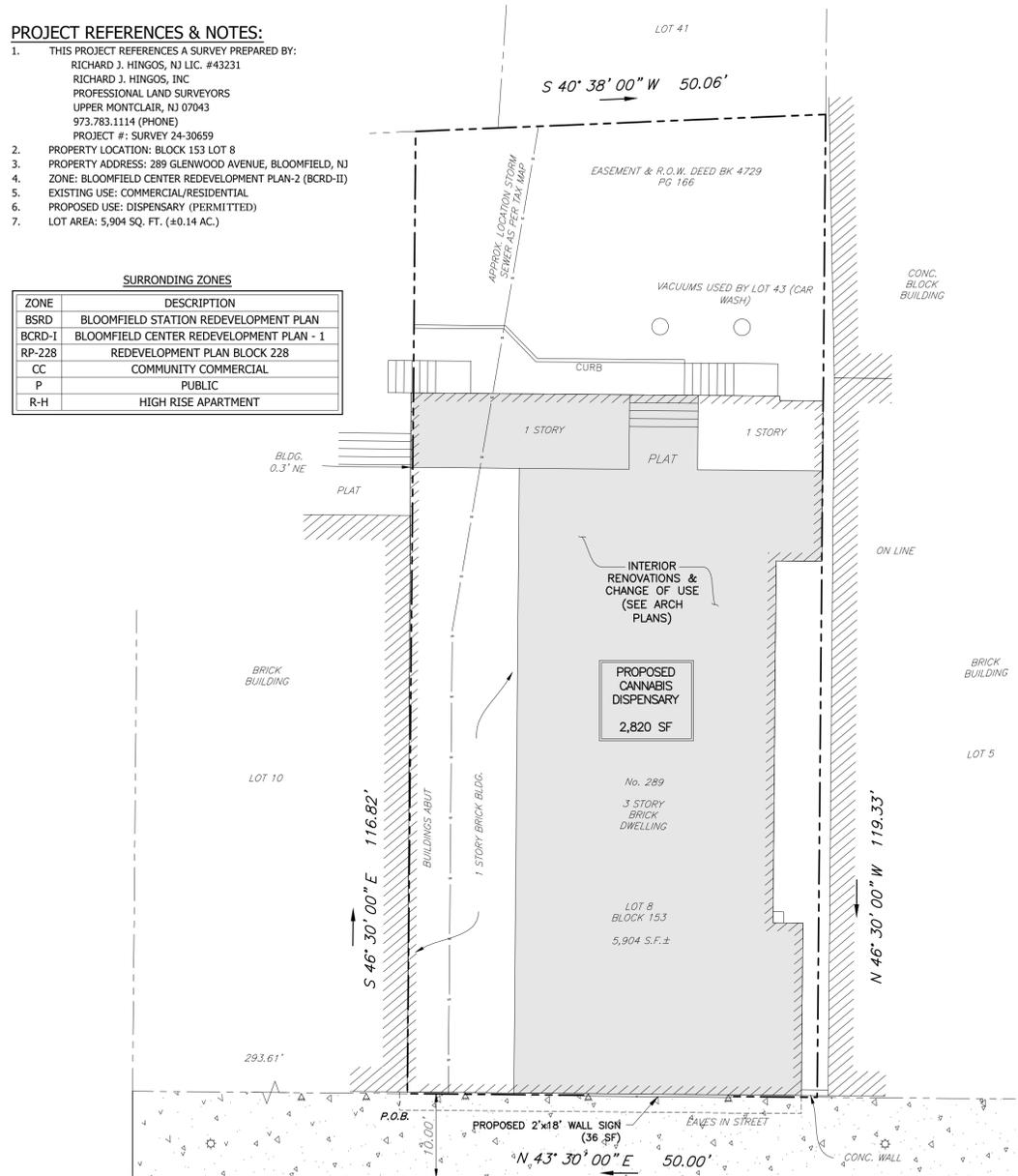
**TAX & ZONING MAP**  
SCALE: 1" = 200'

**PROJECT REFERENCES & NOTES:**

- THIS PROJECT REFERENCES A SURVEY PREPARED BY:  
RICHARD J. HINGOS, NJ LIC. #43231  
RICHARD J. HINGOS, INC  
PROFESSIONAL LAND SURVEYORS  
UPPER MONTCLAIR, NJ 07043  
973.783.1114 (PHONE)  
PROJECT #: SURVEY 24-30659
- PROPERTY LOCATION: BLOCK 153 LOT 8
- PROPERTY ADDRESS: 289 GLENWOOD AVENUE, BLOOMFIELD, NJ
- ZONE: BLOOMFIELD CENTER REDEVELOPMENT PLAN-2 (BCRD-II)
- EXISTING USE: COMMERCIAL/RESIDENTIAL
- PROPOSED USE: DISPENSARY (PERMITTED)
- LOT AREA: 5,904 SQ. FT. (+0.14 AC.)

**SURROUNDING ZONES**

ZONE	DESCRIPTION
BSRD	BLOOMFIELD STATION REDEVELOPMENT PLAN
BCRD-I	BLOOMFIELD CENTER REDEVELOPMENT PLAN - 1
RP-228	REDEVELOPMENT PLAN BLOCK 228
CC	COMMUNITY COMMERCIAL
P	PUBLIC
R-H	HIGH RISE APARTMENT



**ZONING ANALYSIS:**

BULK REGULATIONS:	PERMITTED	EXISTING	VARIANCE
BLOOMFIELD CENTER REDEVELOPMENT PLAN			
MINIMUM FRONT YARD SETBACK (FT.)	5 FT.	0 FT.	EN
MAXIMUM FRONT YARD SETBACK (FT.)	12 FT.	0 FT.	NO
MAXIMUM BUILDING HEIGHT (FT.)	65 FT.	~ 45 FT.	NO

1. EN= EXISTING NON-CONFORMITY

**CANNABIS ESTABLISHMENTS:**

- PER § 315-39.9 (a); CANNABIS CULTIVATORS, CANNABIS DISTRIBUTORS, CANNABIS MANUFACTURERS, CANNABIS WHOLESALERS AND CANNABIS DELIVERY SERVICES ARE NOT PERMITTED IN ANY ZONING DISTRICT. CANNABIS RETAILERS ARE PERMITTED CONDITIONAL USES IN THE CBD CENTRAL BUSINESS DISTRICT AND THE B-2 NEIGHBORHOOD BUSINESS DISTRICT. CANNABIS RETAIL SALES ARE ALSO A PERMITTED USE IN THE BLOOMFIELD CENTER REDEVELOPMENT DISTRICT - PHASE I COMMERCIAL CORRIDOR AND THE BLOOMFIELD CENTER REDEVELOPMENT DISTRICT - PHASE II, SUBJECT TO A REGULATORY SCHEME DIFFERENT FROM THE CONDITIONAL USE STANDARDS SET FORTH HEREIN.
- ANY APPLICANT FOR A DISPENSARY SHALL COORDINATE WITH THE CHIEF OF POLICE OR HIS OR HER DESIGNEE, REGARDING THE MEASURES TO BE TAKEN TO ENSURE THE SECURITY OF THE PUBLIC AND FACILITY EMPLOYEES. SUCH MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO, FACILITY ACCESS CONTROLS, SURVEILLANCE SYSTEMS, SITE LIGHTING, AND ON-SITE SECURITY PERSONNEL.
- 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 RATIO OF ONE SPACE PER 150 SQUARE FEET OF "CUSTOMER SERVICE AREA." (VARIANCE)
- NO CANNABIS RETAILER SHALL BE LOCATED WITHIN 200 FEET OF A PUBLIC OR PRIVATE ELEMENTARY OR SECONDARY SCHOOL, AND BLOOMFIELD BOARD OF EDUCATION HOME ATHLETIC VENUES. DISTANCE SHALL BE MEASURED FROM THE CLOSEST POINTS OF THE TWO PROPERTIES. (COMPLIES)
- ARMED SECURITY. ARMED SECURITY WILL BE PROVIDED BY EDGE SECURITY AND INVESTIGATIONS - 24/7 COVERAGE (COMPLIES)
- SECURITY SYSTEM. SEE SECURITY PLAN - 24HR RECORDINGS, 90 DAY STORAGE, ACCESSIBLE TO CRC AND LOCAL LAW ENFORCEMENT (COMPLIES)
- BURGLARY AND ROBBERY ALARMS, MONITORED BY A LICENSED SECURITY COMPANY (COMPLIES)
- CRS BALANCE WILL BE INSTALLING AND MAINTAINING A COMPREHENSIVE SECURITY ALARM SYSTEM THROUGHOUT THE FACILITY. THE SECURITY ALARM SYSTEM WILL INCLUDE A VIDEO SURVEILLANCE, CARD ACCESS, AND INTRUSION DETAIL SYSTEMS. A SECURITY FLOOR PLAN AND DIAGRAM WILL BE SUBMITTED ALONG WITH THIS APPLICATION THAT DETAILS CAMERA PLACEMENT AND OTHER FEATURES.

**SIGNS:**

REGULATIONS	PERMITTED	PROPOSED	VARIANCE
MAXIMUM SIGNAGE AREA (SF) <sup>1</sup>	36.2 SF	36 SF	NO
MAXIMUM PROJECTION FROM WALL (In.)	6 In.	4 In.	NO

- AS PER §315-42(B)(1)(B); THE AREA OF THE SIGN SHALL NOT EXCEED 10% OF THE GROUND FLOOR BUILDING FACADE AREA DEVOTED TO THE PROMOTED USE, OR 48 SQUARE FEET, WHICHEVER IS LESS; EXCEPT SIGNS WHICH ARE LOCATED MORE THAN 20 FEET FROM A PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 10% OF THE GROUND FLOOR FACADE AREA DEVOTED TO THE PROMOTED USE OR 70 SQUARE FEET, WHICHEVER IS LESS; (COMPLIES)
- THE TOP OF THE SIGN SHALL NOT EXTEND ABOVE THE HEIGHT OF THE GROUND FLOOR OF THE BUILDING. IF A BUILDING IS DESIGNED WITH A SIGN BAND, ALL WALL SIGNS SHALL FIT WITHIN THE SIGN BAND. IF THERE IS NO SIGN BAND, ALL WALL SIGNS ON THE SAME SITE SHALL BE INSTALLED AT THE SAME HEIGHT; (COMPLIES)
- WALL SIGNS ARE PERMITTED ONLY FOR ESTABLISHMENTS WHICH OCCUPY THE GROUND FLOOR OF BUILDINGS (INCLUDING RESIDENTIAL LOBBIES) AND HAVE AT LEAST ONE ENTRANCE FACING A PUBLIC STREET. WALL SIGNS SHALL BE LOCATED ON THE FACADE FACING THE PUBLIC STREET, SHALL PROMOTE ONLY THE USE OCCUPYING THE SPACE ACCESSIBLE FROM THE FRONT ENTRANCE, AND SHALL NOT BE ALLOCABLE TO OTHER USES; (COMPLIES)
- ALL WALL-MOUNTED SIGNS SHALL BE CONSTRUCTED OF WOOD, PAINTED METAL, PAINTED CAST METAL, STAINLESS STEEL, BRONZE, BRASS OR ANODIZED ALUMINUM. THE FACE OF BOX SIGNS AND APPLIED LETTERS MAY BE PLASTIC. (COMPLIES)

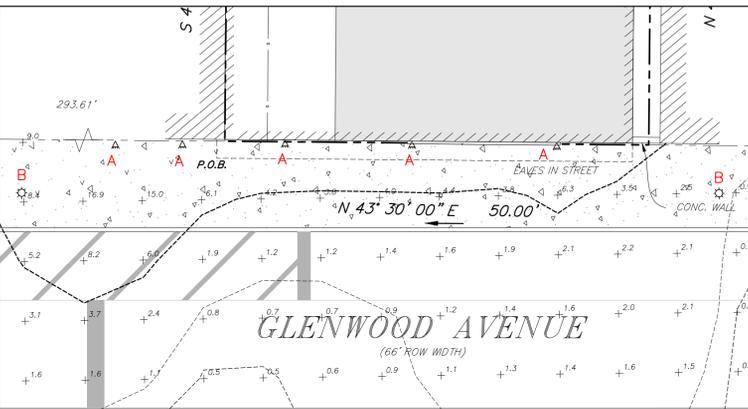
**LIGHTING AND ILLUMINATION:**

- PER §315-42: INTERNALLY ILLUMINATED SIGNS, WHERE PERMITTED, SHALL CONFORM TO THE FOLLOWING STANDARDS: (BY ARCHITECT)
  - ILLUMINATION SHALL BE DIFFUSED, AND ONLY THE LETTERS AND LOGOS SHALL BE TRANSLUCENT.
  - ONLY LED LIGHTING IS PERMITTED.
  - FLASHING OR INTERMITTENT LIGHTING IS PROHIBITED.
  - THE SOURCE OF ILLUMINATION SHALL NOT BE VISIBLE.
- PER §315-42: EXTERNALLY ILLUMINATED SIGNS SHALL CONFORM TO THE FOLLOWING STANDARDS:
  - EXTERNALLY ILLUMINATED SIGNS SHALL ONLY BE PERMITTED WHERE THE SOURCES OF ILLUMINATION ARE SHIELDED IN SUCH A MANNER THAT LIGHT IS NOT DIRECTED TO THE STREET OR ADJOINING PROPERTY AND THE LIGHTING IS DESIGNED TO ILLUMINATE ONLY THE SIGNAGE. (COMPLIES)
  - FLASHING OR INTERMITTENT LIGHTING IS PROHIBITED. (COMPLIES)
  - FLOODLIGHTS OR SPOTLIGHTS USED FOR THE ILLUMINATION OF SIGNS, WHETHER OR NOT SUCH LIGHTS ARE ATTACHED TO OR SEPARATE FROM THE BUILDING, SHALL NOT PROJECT LIGHT BEYOND THE SIGN. GOOSENECK REFLECTORS AND LIGHTS SHALL BE PERMITTED; PROVIDED, HOWEVER, THAT THE REFLECTORS SHALL BE PROVIDED WITH PROPER GLASS LENSES CONCENTRATING THE ILLUMINATION UPON THE AREA OF THE SIGN SO AS TO PREVENT GLARE UPON THE STREET OR ADJACENT PROPERTY. (COMPLIES)



- NOTES**
- 4" DEEP BACK BOX WITH FRONT LIT AND REAR HALO LIT TRANSLUCENT ACRYLIC CHANNEL LETTERS
  - SIGN DIMENSIONS: 2'-0" X 18'-0" (36 SF)
  - STOREFRONT DIMENSIONS: 14'-6" X 25'-0" (362 SF); WHERE 10% OF 362 SF = 36.2 SF MAX AREA.

**PROPOSED WALL MOUNTED SIGN DETAIL**  
(NTS.)



**EXISTING PHOTOMETRIC ANALYSIS**  
(1" = 10' - 0")

**ZONING BOARD OF ADJUSTMENTS APPROVAL**

APPROVED BY THE ZONING BOARD OF ADJUSTMENTS OF THE TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, STATE OF NEW JERSEY ON \_\_\_\_\_ BY RESOLUTION # \_\_\_\_\_

CHAIRPERSON	DATE
SECRETARY OF THE BOARD	DATE
TOWNSHIP ENGINEER	DATE

**LUMINAIRE SCHEDULE**

SYMBOL	ARRANGEMENT	QTY	LABEL	MANUFACTURER	PRODUCT CODE	LUM. WATTS	ARRAY WATTS	LUMENS	LLF
▽	SINGLE	5	A	CYCLONE LIGHTING	CY55P18-FGZ-T2HS-P40-30K (BUILDING MOUNTED AT 10' AFG)	55.1	55.1	3000	0.950
☼	SINGLE	2	B	ARCHITECTURA LIGHTING	UCM2-ANG-36L-615-4K7-4W-CL (POLE MOUNTED AT 18' AFG)	71.6	71.6	3900	0.950

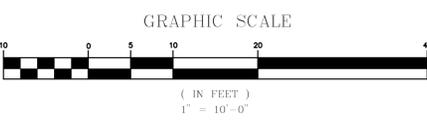
- SUBMITTALS SHALL BE SENT TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING FIXTURES.
- LIGHTING SHALL BE PROVIDED FROM DUSK UNTIL DAWN.
- AFG=ABOVE FINISHED GRADE.

**PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY**

XELMDS INVESTING GROUP 41 EAST WEBSTER AVENUE ROSELLE PARK, NJ 07204	PARIKH, KASHMIRA & NARENDRA 289 GLENWOOD AVENUE BLOOMFIELD, NJ 07003	566 BLOOMFIELD AVE PSA LLC 566 BLOOMFIELD AVE BLOOMFIELD, NJ 07003	BLOOMFIELD PARKVIEW LLC 2 BROAD ST BATH BLOOMFIELD, NJ 07003	BLOOMFIELD CENTER URBAN REN., LLC 64 BAYVIEW AVE S.304 PORT WASHINGTON, NJ 11050	TRANSCONTINENTAL GAS PIPELINES PO BOX 3400 TULSA, OK 74102
K & L L.L.C 7822 BERGELAND AVENUE NORTH BERGEN, NJ 07047	299 GLENWOOD AVENUE, LLC 3 KENSINGTON PLACE ROSELAND, NJ 07068	172 CSI CORP 570 BLOOMFIELD AVENUE BLOOMFIELD, NJ 07003	ROBIN HOOD HOLDINGS, LLC 31 CONGER STREET BLOOMFIELD, NJ 07003	AVB BLOOMFIELD STATION UR. REN. LLC 671 N GLEBE RD S. 800 ARLINGTON, VA 22203	TOWNSHIP OF BLOOMFIELD SUB. CABLE COMCAST 800 BAHWAY AVENUE UNION, NJ 07102
K & L L.L.C C/O OFFSHORE 185 ROUTE 46 FAIRFIELD, NJ 07004	TOWNSHIP OF BLOOMFIELD 535 MORRIS AVENUE BLOOMFIELD, NJ 07003	562 BLOOMFIELD EQ, LLC, H. LIPSTEIN 535 MORRIS AVENUE SPRINGFIELD, NJ 07081	UNION BAPTIST CHURCH 31 CONGER STREET BLOOMFIELD, NJ 07003	NEW JERSEY TURNPIKE AUTHORITY PO BOX 5042, 581 MAIN STREET WOODBRIDGE, NJ 07095	VERIUM PO BOX 152206 IRVING, TX 75015
279 GLENWOOD AVE, LLC/DCP PO 1541 NEW YORK, NY 10008	CHO, JUNGMIN D. 207 ROFF AVE UNIT B PALM BEACH, NJ 07050	HA, JOO BOK & MYUNG JA 556-558 BLOOMFIELD AVE BLOOMFIELD, NJ 07003	35 CONGERS STREET ASSOCIATES, LLC 2 BROAD ST, SUITE 200 BLOOMFIELD, NJ 07003	PASSAIC VALLEY WATER COMMISSION 1294 MCDONALD AVENUE LITTLE FALLS, NJ 07424	PASSAIC VALLEY SEWAGE COMMISSION 600 WILSON AVENUE NEWARK, NJ 07102
285 GLENWOOD AVE ASSOCIATES LLC 285 GLENWOOD AVE ROSELAND, NJ 07068	PALAGO LLC 43 MONROE AVE ROSELAND, NJ 07068	554 BLOOMFIELD AVE ASSOC 4706 18TH AVE BROOKLYN, NY 11204	TOWNSHIP OF BLOOMFIELD MUNICIPAL BUILDING BLOOMFIELD, NJ 07003	CITY OF NEWARK WATER BUREAU 1294 MCDONALD AVENUE LITTLE FALLS, NJ 07424	COUNTY OF ESSEX COUNTY CLERK HALL OF RECORDS 465 DR. MARTIN LUTHER KING, JR BLVD NEWARK, NJ 07102
HIENYI LLC 281 GLENWOOD AVENUE BLOOMFIELD, NJ 07003	7 ANGELO & SONS, LLC 62-40 BUSH ST MIDDLE VILLAGE, NY 11379	545-546 BLOOMFIELD AVENUE LLC 126 COMMANGER DR GREAT FALLS, VA 22066	BLOOMFIELD CENTER URBAN REN., LLC 535 FIFTH AVE 12 FLOOR NEW YORK, NY 10017	NORTH JERSEY DIST. WATER SUPPLY COMM 741 KINGWOOD AVENUE WARRINGTON, NJ 07965	NORFOLK SOUTHERN RR CORPORATION 3 COMMERCIAL PLACE NORFOLK, VA 23510

**LEGEND**

---	EXISTING PROPERTY LINE
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING SANITARY LINE
▨	EXISTING BUILDING
▨	EXISTING CONCRETE AREA
▨	EXISTING CONCRETE CURB
▨	INTERIOR BUILDING IMPROVEMENTS
▽	EXISTING LIGHTS



*Trevor Curtis*  
11/27/2024

Trevor Curtis, P.E. Date  
New Jersey Professional Engineer #24GE05450600

APPLICANT/OWNER:  
CRE8 BALANCE LLC  
49 MELBOURNE COURT  
WOOD BRIDGE, NJ 07095

SURVEYOR:  
RICHARD J. HINGOS INC.  
539 VALLEY ROAD P.O. BOX 43752  
UPPER MONTCLAIR, NJ 07043  
973.783.1114 (Office)

ARCHITECT:  
GRA DESIGN STUDIO  
1924 ROUTE 22 EAST  
BOUND BROOK, NJ 08805  
908.356.0132 (Office)

NO.	DATE	REVISION
0 <td>11/27/24 <td>INITIAL SUBMISSION TO ZONING BOARD OF ADJUSTMENT</td> </td>	11/27/24 <td>INITIAL SUBMISSION TO ZONING BOARD OF ADJUSTMENT</td>	INITIAL SUBMISSION TO ZONING BOARD OF ADJUSTMENT

PROJECT LOCATION:  
**CANNABIS DISPENSARY**  
287-291 GLENWOOD AVENUE  
TOWNSHIP OF BLOOMFIELD  
ESSEX COUNTY, NJ

BLOCK: 153, LOT: 8  
TAX MAP: 8

DRAWING TITLE:  
**ZONING PLAN**

SCALE: REFER TO DRAWING  
ORIG. DATE: 11/27/2024  
DESIGNED: ME  
APPROVED: TEC  
L2A PROJ. No.: 2401.230  
DRAWING No.: **C-01**