

# MARUCCI ENGINEERING ASSOCIATES, LLC

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January 13, 2025

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

Re: 289-291 Glenwood Avenue  
Map 8 Block 153 Lot 8  
Cre8 Balance LLC (applicant)  
P & P Real Estate 2 LLC (owner)  
Zone: BCRD-II, Bloomfield Center Redevelopment Plan – Phase 2

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
- + Property Survey prepared by Richard J. Hingos, Inc., Professional Land Surveyors, dated July 1, 2024
- + Zoning Plan prepared by L2A, Land Design LLC, Trevor Curtis, PE, dated November 27, 2024
- + Existing Conditions Plan & Exterior Elevation (A-1) and Proposed Floor Plan (A-2) prepared by GRA Design Studio, Gregory Ralph, Architect, dated November 21, 2024

Cannabis retail sales are permitted in the BCRD-II redevelopment zone, with conditions, pursuant to Section 315-39(9) of the current zoning ordinance.

- 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, and landscaping.
- No cannabis retailer's premises shall be located within 250 feet of another cannabis retailer's premises located within the Township of Bloomfield.
- 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.

- 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 February 27, 2023
- Approval of Security Plan from the Bloomfield Police Department dated October 22, 2024
- Approval of Conditional License from the NJ Cannabis Regulatory Commission dated September 12, 2022

#### PROPERTY SURVEY

The subject property fronts on the easterly side of Glenwood Avenue, having a width of 50 feet, an average depth of 118 feet, and an area of 5,904 square feet.

The subject property abuts the rear line of the car wash facility that fronts on Conger Street (Lots 41 & 43), and the municipal Conger Street parking lot.

The rear paved portion of the subject property is used by the car wash pursuant to an easement and right-of-way in Deed Book 4729 Page 166.

## ZONE PLAN REVIEW

The zone plan provides a zoning analysis, plot plan, and building-mounted signage detail.

The plot plan indicates the proposed cannabis dispensary will utilize 2,820 sf of the ground floor area.

The zoning analysis indicates that a variance is required for parking, and the signature block indicates that Zoning Board of Adjustment approval is required.

This is not correct. The proposed cannabis retail facility does not require on-site parking spaces.

Parking within the BCRD-II zone is provided by municipal surface parking lots, the Glenwood parking deck, and on-street metered parking.

The application is, therefore, appropriately before the Planning Board for site plan approval.

The building-mounted signage, with internal illumination, meets the current zoning ordinance requirements.

## ARCHITECTURAL PLAN REVIEW

SHEET A-1 shows the existing condition - front building elevation and floor plan.

SHEET A-2 shows the proposed floor plan of the cannabis dispensary.

Customer access is from the Glenwood Avenue entrance to a check-in/waiting area. Upon security clearance, customers enter the sales area.

The product receiving area is accessed from the rear, through the municipal parking lot fronting on Conger Street.

Customers are not permitted beyond the sales area for security purposes.

## COMMENTS/RECOMNDATIONS

- The application meets the conditions outlined in Section 315-39(9) for cannabis retail facilities.
- Testimony shall be provided as to customer queuing and identification prior to entering the sales area.

- The applicant shall provide testimony as to storefront window glazing, per the condition, that no cannabis-related products shall be visible from the exterior of the building.  
Sheet A-2 indicates a window scene on the floor plan, by the Glenwood Avenue facade.  
Testimony shall be provided as to what will be depicted in the window, as it relates to the condition that no cannabis-related products shall be visible from the exterior of the building.
- Testimony shall be provided as to the frequency of product delivery.  
Will delivery be restricted to the rear receiving area?

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,

A handwritten signature in blue ink that reads "Anthony Marucci". The signature is written in a cursive, flowing style.

Anthony Marucci, PE-LS-PP  
Planning Board Engineer