

# MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS • SURVEYORS • PLANNERS

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February 13, 2025

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

Re: 51-55 LaFrance Avenue  
Map 5 Block 63 Lot 13  
52 LaFrance LLC (applicant/owner)  
Zone: M-1, General Industrial District

Dear Chairman and Members of the Zoning Board,

This application proposes a second principal use on the subject property.

According to the application, the current principal use, S & F Supplies, Inc., sells awnings, signs and displays, print and ink, and marine products.

The proposed second principal use, Elite Auto, will store used vehicles on a portion of the exterior paved area for the storage of inventory.

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

- + Standard Development Application
- + Property Survey and Topography prepared by James Pica, PLS, dated July 17, 2017 and revised to January 28, 2018  
The Property Survey further revised to September 4, 2014, with Lighting added on September 18, 2024
- + Engineering Site Plans prepared by Onello Engineering, Angelo Onello III, PE, dated June 14, 2024, and revised to October 23, 2024
- + Exterior Lighting Data [11 inch by 17 inch plans] prepared by Damin Sales, Electrical Manufactures Representatives, Patrick Carbone, dated August 6, 2024

## REQUESTED VARIANCE RELIEF

- Class D- Use Variance: Section 315-34(E), Permitted Uses.  
Except as specifically permitted in this chapter, only one principal use shall be permitted on any lot. The second principal use for vehicle storage requires a D-1 Use Variance

## PROPERTY SURVEY

The subject property is situated on LaFrance Avenue, containing an area of 347,789 square feet or 7.9841 acres. The property is completely fenced along its perimeter and contains a large warehouse building used for general industrial purposes.

The site is accessed from LaFrance Avenue by two existing driveways.

## ENGINEERING SITE PLAN REVIEW

### SHEET 1 of 7 [SITE PLAN]

The cover sheet contains a property location plan and surrounding properties within a 200 foot radius.

### SHEET 2 of 7 [EXISTING CONDITIONS]

This sheet indicates the proximity of the existing building to the property lines, together with several existing containers, dumpsters, shed, and pallet areas scattered on the exterior of the property.

Attached are photographs taken by the Bloomfield Fire Department, pursuant to an inspection on November 22, 2024, showing the existing conditions as indicated on the property survey.  
[Attachment, Total of Eleven (11) Photographs on Two Pages]

### SHEET 3 of 7 [DEMOLITION]

This sheet shows the extent of demolition and removal of the existing sheds, containers, and pallet areas. Several of the existing dumpsters are to be relocated.

### SHEET 4 of 7 [DESIGN LAYOUT & ZONING ANALYSIS]

The design plan shows a parking layout for a total of seventy-one (71) parking spaces. A row of twenty (20) parking spaces is labeled 'Parking for Commercial Building Employees & Visitors'. The remaining fifty-one (51) parking spaces appear to be designated for the second proposed principal use, used vehicle storage.

The parking layout proposes a two-way aisle, 27.9 feet wide, separating the employee/visitor spaces from the used car storage spaces.

It appears that only a portion of the proposed parking area will be curbed. The employee/visitor area is not curbed and the spaces closest to and parallel with LaFrance Avenue will not be curbed. The parking spaces will be striped, 9 feet wide by 18 feet in depth.

The design proposes a series of storage sheds.

Sheds, numbered #1 thru #7 and shed #9, measure 30 feet wide by 100 feet in depth, each having an area of 3,000 square feet. (The height of the proposed sheds is not indicated)

Shed # 8 is labeled 'Climate Controlled' and has dimensions of 40 feet by 100 feet, for an area of 4,000 square feet.

The design proposes green space along the rear of the proposed storage sheds #1 thru #7, to buffer Lot 96, (Felton Field, a public recreation facility).

Green space is proposed in the northerly portion of the property abutting the railroad right of way.

Green space is proposed between residential Lots 43 and 45 fronting on LaFrance Avenue, and adjacent to Lot 38.

Existing dumpsters #1, 2 and 3 will be relocated inside the proposed Sheds #2, 4 and 7, respectively, while dumpsters #4 and 5 will be relocated to the northerly portion of the property and remain outdoors.

#### SHEET 5 of 7 [SITE ENGINEERING]

This is the Grading, Drainage and Utilities Plan.

No curbing is proposed along the La France Avenue frontage at the proposed parking area.

Drainage runoff is noted to 'Pitch to Landscape'.

The plan does show a storm sewer located under the pavement of La France Avenue along the frontage of the property.

#### EXTERIOR SITE LIGHTING

Exterior lighting information consists of six (6) sheets, on 11 inch by 17 inch sheets, prepared by Damin Sales.

#### COMMENTS/RECOMMENDATIONS

- The used vehicle storage is currently operating at the subject property in violation of the zoning ordinance.
- A Notice of Violation, dated April 16, 2024, was issued to the property owner, by Robert Beese, Senior Deputy Zoning Officer.  
The principal sales operation for Elite Auto is located at 154 Bloomfield Avenue, at the southeast corner of La France Avenue.

- The application proposes nine (9) accessory buildings labeled ‘sheds’, with gross floor areas of 3,000 to 4,000 square feet each.

The zoning ordinance defines storage sheds, “An accessory building used for storage of items, such as, but not limited to, tools, lawn and garden equipment and furniture, and similar items of personal property belonging to the occupant or owner of the principal structure”.

Based on the Uniform Construction Code, these are considered permanent structures that require foundations and architectural plan designs.

Architectural floor plans and elevation views shall be submitted, indicating the height, exterior and interior finishes, proposed utilities and the specific use of the structures.

Are the “sheds” accessory to the current S & F Supplies operation, or will they be rented/leased to other entities?

What utilities are proposed for the climate-controlled Shed #8, and what use is proposed?

Based upon testimony presented, additional variance relief may be required.

It shall be noted that accessory buildings and structures are regulated pursuant to Section 315-36. Section 315-36(B)(2): Except for garages, no accessory building shall exceed 80 square feet. Section 315-36(B)(3): Except for garages, no accessory building shall exceed 8 feet in height.
- The application states that the seventy-one (71) parking spaces are to be used for used vehicle storage, the second principal use.

The site plan indicates twenty (20) spaces designated for employee/visitor parking, and fifty-one (51) spaces for used vehicle storage.

Testimony shall be provided to clarify this discrepancy.

[It should be noted that no required handicapped accessible parking spaces are shown for the employee/visitor parking area]
- The plan proposes drainage runoff to sheet flow onto LaFrance Avenue.

A storm sewer main is shown located under La France Avenue.

The parking area shall be curbed along the frontage, and storm drains installed to capture and direct storm water to the existing system on la France Avenue.

Approval of the application shall be conditioned on the submission of a drainage plan prepared by a NJ licensed professional engineer for review and approval by my office.
- The submitted lighting plan is illegible and not designed by a licensed professional.

Approval of the application shall be conditioned on the submission of a signed & sealed lighting plan prepared by a NJ licensed professional engineer for review and approval by my office.
- While the plan proposes some green space, the site requires substantial buffering from residential properties and from La France Avenue.

The strip between the proposed sheds and Felton Field shall be planted with ‘green giant’ arborvitaes, minimum six (6) feet in height and at 6 feet centers

The parking area fronting along La France Avenue shall be buffered with landscaping.

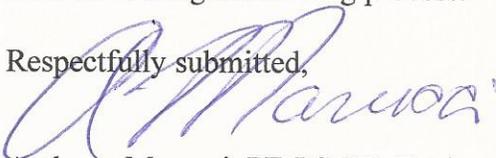
The green area between Lots 43 & 45 shall be buffered with landscaping.  
Shade trees can also be planted between the curb and sidewalk along the property frontage.  
Approval of this application shall be conditioned on a landscaping plan for review and approval by my office and the Township Forester.

- Any deteriorated sidewalks along the La France frontage shall be reconstructed as directed by the Township Engineer's Office.
- The application states the hours of operation for S & F Supplies will be limited from 5:30am to 5:30pm.  
The application states the automobile storage operation agrees to prohibit banners, flags, and advertising of any kind on the subject property.  
The applicant further agrees to limit the number of used cars stored on the lot to seventy-one (71) vehicles.  
[This needs to be clarified as it is in direct conflict with the site plan]  
Access to the parking lot will be between the hours of 8:00am to 6:00pm.  
Testimony shall be provided as to the days of operation for both uses.
- As shown in the attached photographs, there was a pallet disposal operation on the subject property which was also in violation of the current zoning ordinance.  
It is my understanding that this violation is presently abated.  
As a condition of approval, all pallet disposal operations shall cease, and any remaining pallets shall be removed from the property.
- Any damaged fencing around the perimeter of the property shall be repaired or replaced for security purposes.
- My office defers to the board's planning consultant with respect to variance relief.
- My office defers to the board's traffic engineering consultant with respect to parking and vehicle circulation.

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



**Bloomfield Township  
Fire Department**  
375 Franklin Street  
Bloomfield, NJ 07003  
(973) 680-4153

11/25/2024

52 LA FRANCE,LLC  
222 KEAP STREET  
BROOKLYN, NY 11211  
Re: 55 LA FRANCE AVENUE

Block 63 Lot 13 Qualifier \_\_\_\_\_ Inspected:  Tenant  Owner  
Inspector James Vnencak Insp # 1271433002 Insp Date 11/22/2024 11:58:15 AM



Description: SDLMobile - Inspection Photo



Description: SDLMobile - Inspection Photo



Description: SDLMobile - Inspection Photo



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Description: SDLMobile - Inspection Photo



Description: SDLMobile - Inspection Photo





**Bloomfield Township**  
**Fire Department**  
 375 Franklin Street  
 Bloomfield, NJ 07003  
 (973) 680-4153

11/25/2024

52 LA FRANCE, LLC  
 222 KEAP STREET  
 BROOKLYN, NY 11211  
 Re: 55 LA FRANCE AVENUE

Block **63**

Lot **13**

Qualifier \_\_\_\_\_

Inspected:  Tenant  Owner

Inspector James Vnencak

Insp # 1271433002

Insp Date 11/22/2024 11:58:15 AM



Description: SDLMobile - Inspection Photo



Description: SDLMobile - Inspection Photo



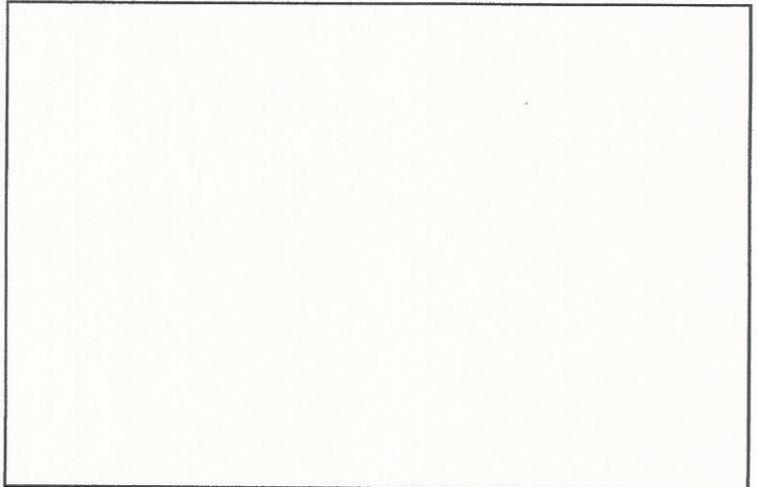
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Description:

