

# MARUCCI ENGINEERING ASSOCIATES, LLC

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February 7, 2025

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

Re: 219-227 Broad Street  
Map 20 Block 516 Lots 1 and 5  
223 Broad Street, LLC (applicant)  
223 Broad Street, LLC (owner Block 516 Lot 1)  
Anthony Pisa (owner Block 516 Lot 5)  
Zone: PO/R, Professional Office/Residential District

Dear Chairman and Members of the Zoning Board,

The Zoning Board of Adjustment previously approved an application for the construction of twenty-one (21) residential units with related parking, on premises located at 223 -227 Broad Street [Block 516 Lot 1] at their meeting held on October 19, 2017, and subsequently memorialized by resolution dated November 30, 2017.

Construction on the approved project did not proceed subsequent to Zoning Board approval, and the property [Block 516 Lot 1] currently remains vacant.

The applicant has now acquired the adjacent property located at 219-221 Broad Street [Block 516 Lot 5], and proposes to consolidate both properties, and to expand the development for the construction of thirty-two (32) residential units with related parking.

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

- + Standard Development Application
- + Engineering Site Plans prepared by AWZ Engineering, Inc., Adnan A. Khan, PE, CME, dated June 4, 2024, issued on July 11, 2024, and revised to September 4, 2024.  
The site plans consist of eleven (11) sheets, with sheets 1, 3 and 5 revised to September 4, 2024.
- + Architectural Plans prepared by Mistry Design, Yogesh Mistry, Architect, dated August 29, 2024 consisting of Sheets A-2.01 and A-4.01
- + Traffic Engineering and Parking Evaluation prepared by Klein Traffic Consulting LLC dated August 27, 2024

## ENGINEERING SITE PLAN REVIEW

### SHEET C-01

This is the informational sheet indicating the location and zoning of the subject property. This sheet also provides a Schedule of Zoning Requirements with required variance relief.

The following variance relief is required per the plan:

- Class D-1 Use Variance: Apartment buildings are not permitted in the PO/R zone.
- Class D-4 Variance: A Floor Area Ratio (FAR) of 1.39 is proposed where a maximum 0.60 FAR is permitted.
- Class D-6 Variance: A building height of 44.0 feet is proposed where a maximum of 40 feet is permitted.
- Class C Bulk Variance for Minimum Front Yard Setback: 9.34 feet is proposed along Broad Street, and 15.40 feet is proposed along New Street, where 25 feet minimum is required.
- Class C Bulk Variance for Minimum Rear Yard Setback: 9.85 feet is proposed, where 30 feet minimum is required.
- Class C Bulk Variance for Maximum Building Coverage: 45.69% is proposed, where 35% is permitted.
- Class C Bulk Variance for Maximum Lot Coverage; 76.87% lot coverage is proposed, where 70% maximum is permitted.

In addition to variance relief, the application seeks design waivers pursuant to Section 315-40: Specific Design Standards, (O), Off-Street Parking, and (P), Off-Street Loading:

- (11): Sidewalks in Parking Areas. Sidewalks shall be required between parking areas and principal structures, along aisles, driveways, and wherever pedestrian traffic occurs.  
No sidewalks are proposed within the parking areas.  
Waiver Requested.
- (12) (d): Parking Areas, Loading Areas and Driveways, (except for one-or two-family residences), shall be curbed with granite block and paved. Curbing is not proposed.  
Waiver Requested.
- (7): Size of Aisles. An aisle width of 17.38 feet is proposed at the easterly end of the parking lot where a minimum of 24 feet is required.  
Waiver Requested.
- (P): Off-Street Loading. One loading space is required. No loading space is proposed.  
Waiver Requested.

#### SHEET C-02: DEMOLITION PLAN

Lot 1 is currently vacant, while Lot 5 contains a one-story masonry building [#219 Broad Street], a two-story frame dwelling [#221 Broad Street], and a detached garage accessed from New Street.

All structures and pavements shall be demolished and removed from Lot 5, and all materials disposed of at authorized landfills or recycling facilities.

All underground utilities shall be cut off, capped and abandoned at the main.

#### SHEET C-03: SITE DEVELOPMENT PLAN

The proposed four (4) story building will have frontage along Broad Street and New Street.

Access to the building lobby, elevator, and staircase is from Broad Street, and also from the grade-level parking spaces under the building.

Driveway access is from two locations, Broad Street and New Street, each having 24 feet wide aisle widths.

Curbs, sidewalks, and driveway aprons shall be reconstructed along both street frontages in accordance with specifications required by the County of Essex Engineer's Office and Township Engineer's Office, pursuant to their respective jurisdictions.

A PSE&G Transformer pad and structure is proposed on Broad Street at the northerly corner of the subject property where it meets the elevated railroad trestle.

The transformer shall be buffered with substantial landscaping.

The plan proposes a total of fifty-eight (58) parking spaces.

Of the 58 total parking spaces, eighteen (18) spaces are tandem parking spaces, and three (3) are handicapped accessible spaces.

The refuse/recycling room is located at the grade-level of the building, and access for trash pickup appears to be located at the Broad Street driveway.

#### SHEET C-04: GRADING PLAN

The building height calculation is shown utilizing the average grade with the height of 44.00 feet.

The plan notes that no stormwater management is required due to a net decrease in impervious coverage of 5.84%.

#### SHEET C-05: UTILITY PLAN

The proposed drainage system shows top of grate elevations only. No inverts are shown.

The plan notes that the proposed trench drain at the Broad Street driveway will connect and discharge to the existing 15-inch diameter RCP pipe. [Verify location, slope and invert prior to construction]

The plan shows two (2) existing sanitary sewer lateral connections, one 6-inch diameter PVC connection, and one 6-inch diameter clay connection. [Verify location prior to construction]

The plan indicates a 4-inch Fire sprinkler water line, and a 2-inch Domestic water line.

## SHEET C-06: LIGHTING and LANDSCAPING PLAN

### LIGHTING:

The plan proposes two (2), fourteen (14) feet high light poles with fixtures, mounted at a height of thirteen (13) feet, for the open surface parking area.

The at-grade parking garage has a total of nineteen (19) ceiling-mounted light fixtures.

The driveway entrances have wall-mounted light fixtures at twelve (12) feet mounting heights.

A twelve (12) feet high wall-mounted light fixture is shown on the east side of the building facing the adjoining residence fronting on New Street.

A wall-mounted fixture, 6.5 feet mounting height, is shown at the Broad Street building entrance.

Seven (7) wall sconces are shown in the lighting schedule however, it is not clear as to their location on the plan.

### LANDSCAPING:

The plan proposes seven (7) red maple trees, with four (4) along the Broad Street frontage, one (1) on the New Street frontage, and three (3) along the east side of the property.

A total of eleven (11) Skip Laurel shrubs are proposed along the Broad Street frontage and New Street frontage.

Twenty-eight (28) Little Princess Spirea plants are shown buffering the proposed driveways, and the building entrance.

## SHEET C-07: CIRCULATION PLAN

The plan shows a rear-load garbage truck entering and maneuvering through the parking lot.

The circulation plan also indicates the driveway sight triangle distances.

The Broad Street driveway shows a 280 feet northerly sight distance, and a 240 feet southerly sight distance, with a vehicle standing 14.5 feet from the curbline.

The New Street driveway shows a 240 feet easterly sight distance, and a 280 feet easterly sight distance, with a vehicle standing 14.5 feet from the curbline.

[The 280 feet easterly sight distance is questionable since the Broad Street intersection is clearly less than 280 feet]

## SHEET C-08 and C-09

These sheets indicate the standard construction details for the proposed site improvements.

## SHEET S-01 and S-02

These sheets show the standard soil erosion and sediment control plan and details.

A permit shall be required by the Hudson-Essex-Passaic Soil Conservation District prior to any building demolition or soil disturbance on the subject property.

## ARCHITECTURAL PLAN REVIEW

### SHEET A2.01

The Parking Level Floor Plan appears to be consistent with the engineering site plan.

The first floor shows a vestibule, lobby, elevator and staircase accessed from the Broad Street entrance, and also accessible from the at-grade parking garage.

The first floor also contains a water/sprinkler room, electric room, and trash/recycling room.

The trash room is accessed from the Broad Street driveway.

The first floor and second floor residential plan appear to be identical for both levels, with eleven (11) apartments on each floor.

The third floor has a community room and an open roof terrace in addition to ten (10) apartments.

The apartment breakdown is 15 [one-bedroom units] and 17 [two-bedroom units], for a total of thirty-two (32) apartments.

It should be noted that the individual rooms within the proposed apartments are not identified on the floor plans nor are the rooms dimensioned.

It appears that some apartment units may have dens or offices included in the room count.

Dens or offices may potentially be used as bedrooms and may influence the parking count.

#### Apartment sizes:

The one-bedroom apartments range in size from 746 square feet to 958 square feet.

The two-bedroom apartments range in size from 888 square feet to 1,273 square feet.

The apartment sizes conform to Section 315-35 (F): Minimum Floor Area, for apartments over two stories:

One-bedroom apartments require a minimum of 650 square feet

Two-bedroom apartments require a minimum of 800 square feet.

### SHEET A4.01

This sheet shows the elevation views of the proposed building, the front (Broad Street) elevation, the right side (New Street) elevation, the rear elevation, and the left side elevation.

The Broad Street elevation indicates a clearance height of nine (9) feet-nine (9) inches at the driveway entrance.

The New Street elevation does not indicate the clearance height at the driveway entrance.

The front elevation indicates the total building height is measured, from existing average grade to the roof surface, at forty-four (44.0) feet.

## COMMENTS/RECOMMENDATIONS

- Testimony shall be provided by the applicant's professionals in support of the required variance relief and waiver requests.

- In the 2017 approval, the Zoning Board granted similar D-1, D-4 and D-6 variances with several Class ‘C’ variance relief.  
The 2017 approval granted a density equivalent to 42.40 units per acre.  
This application requests a density of 47.60 units per acre.
- The subject property shall be consolidated into one lot, with a new lot number assigned by the Tax Assessor, and a consolidation deed shall be filed in the Essex County Register’s Office.
- With respect to the waiver for curbing the parking area, Section 315-40(O)(12)(d) requires curbing to be constructed along the perimeter of the parking area.  
Curbing is required for directing drainage runoff, and to preserve the structural integrity of the pavement.  
My office recommends not granting this waiver.
- Grading & Drainage:  
The plan does not show invert elevations or pipe slopes at the proposed catch basin inlets.  
The proposed cleanout where the storm pipes meet shall be redesigned as an inlet.  
The plan shows the proposed trench drain connecting to an existing 15-inch diameter pipe where the condition of the pipe is unknown.  
The trench drain should be connected directly into the storm manhole on Broad Street.  
The plan does not indicate how the roof drainage will connect to the proposed storm system.  
The Grading and Drainage plan shall be revised per my recommendations as a condition of approval.
- The Utility Plan shows two (2) existing 6-inch diameter sanitary sewer laterals, where the condition of the laterals is unknown.  
The existing sewer laterals shall be cut off, capped and abandoned.  
The plan shall be revised to indicate a new 8-inch sanitary sewer lateral to be installed and connected to the sewer main under Broad Street. The connection can be made by core-drilling into an existing sanitary manhole or constructing a doghouse manhole over the existing main.  
The Utility Plan shall be revised per my recommendations as a condition of approval.
- Lighting and Landscaping Plan:  
The seven (7) building-mounted sconces are shown on the front elevation of the architectural plans.  
The building-mounted light fixture on the east side of the proposed building may shine directly onto the adjacent residential dwelling to the east on New Street.  
This light fixture shall be shielded to prevent light spillage.  
The landscape plan appears inadequate along the easterly and northerly property lines adjacent to the residential properties.  
A row of arborvitaes, preferably “green giants” shall be planted at a minimum of seven (7) feet centers to buffer the residential properties.
- The plan proposes no security features along the northerly property line adjacent to the railroad property.  
A solid fence is appropriate along this northerly property line for the security of prospective apartment occupants.

The Township Forester shall be consulted with respect to the appropriate species and caliper of shade trees for the Broad Street and New Street frontages.

- Circulation Plan:  
The clearance height at the New Street driveway shall be shown.  
Will the clearance be sufficient for a refuse truck to enter?
- My office defers comments to the Fire Official for any concerns accessing the rear of the property with respect to the proposed driveway clearance height.
- My office defers comments to the board's consulting traffic engineer with respect to parking and traffic issues.
- The architect's floor plans shall be revised to indicate the use of individual apartment rooms, including potential dens/offices.
- Testimony shall be provided as to proposed amenities for the Community Room and the outdoor Roof Terrace.
- All curbing, sidewalk and driveway aprons shall be reconstructed as directed by the respective jurisdictions as referenced in this report.
- Approval shall be conditioned upon compliance with Article VII, Performance and Maintenance Guarantees.
- Standard conditions shall include the following:
  - + Essex County Planning Board approval, or in the alternative, a letter of no interest.
  - + A permit shall be obtained from the Hudson-Essex-Passaic Soil Conservation District prior to any demolition or soil disturbance.

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