

KEY MAP
SCALE: 1"=100'

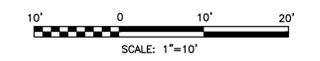
KEY TO ZONES:
 ZONE B-2
 ZONE POR
 ZONE R-1A
 ZONE R-2A

PROPERTIES WITHIN 200 FEET OF SUBJECT PARCEL:

BLOCK	LOT	OWNER (N/E)
573	8	GARRETT, SCOTT, 27 OSBORNE STREET, BLOOMFIELD, NJ 07003
573	9	LAZARUS, LORY & SHULAMIT, 25 OSBORNE STREET, BLOOMFIELD, NJ 07003
573	10	PALMINO, AMPARO & NELLY, 23 OSBORNE STREET, BLOOMFIELD, NJ 07003
573	11	SEDEK, MARTIN & EILEEN, 21 OSBORNE STREET, BLOOMFIELD, NJ 07003
573	12	VILLEDA, JULIO & LAURA M., 19 OSBORNE STREET, BLOOMFIELD, NJ 07003
573	13	REDONA, ALEX & EVANGELINE, 17 OSBORNE STREET, BLOOMFIELD, NJ 07003
573	14	OSBORNE APTS, LLC C/O AFFILIATED, 301 S. LIVINGSTON AVE SUITE 201, LIVINGSTON NJ 07039
573	15	OSBORNE APTS, LLC C/O AFFILIATED, 301 S. LIVINGSTON AVE SUITE 201, LIVINGSTON NJ 07039
573	18	BROAD STREET 338 LLC, 336 BROAD STREET #338, BLOOMFIELD, NJ 07003
573	19	GALLS' LANDING LLC, 15 WINCHESTER DRIVE, CALIFORNIA, NJ 07830
573	22	GOMEZ, SALCEDO, SANDER, E. & GOMEZ, CH., 16 WAVERLY TERRACE, BLOOMFIELD, NJ 07003
573	23	BACON, JESSICA & REAP, ANGELA, 20 WAVERLY TERRACE, BLOOMFIELD, NJ 07003
573	24	SARAWAY, SERGIO, 24 WAVERLY TERRACE, BLOOMFIELD, NJ 07003
573	25	KROLAK, CHRISTOPHER & MARISSA, 30 WAVERLY TERRACE, BLOOMFIELD, NJ 07003
574	10	FALANGA, KATHERINE & GERPNER, ERIC, 17 BENSON STREET, BLOOMFIELD, NJ 07003
574	11	VIGORTO, BRANDON & TAGUE, MOLLY C., 15 BENSON STREET, BLOOMFIELD, NJ 07003
574	14	Y & Y REALTY, LLC, 314 BROAD STREET, BLOOMFIELD, NJ 07003
574	15	NORTON, WILLIAM H. & JOAN F., 316 BROAD STREET, BLOOMFIELD, NJ 07003
574	17	RAMOS, ASHLEY M., 318 BROAD STREET, BLOOMFIELD, NJ 07003
574	22	CALDERON, STEPHANE, 18 OSBORNE STREET, BLOOMFIELD, NJ 07003
574	23	MEDINA, GISELLE, 20 OSBORNE STREET, BLOOMFIELD, NJ 07003
574	24	CARTER, HENRY L. & MCKEAN, JESSICA, 22 OSBORNE STREET, BLOOMFIELD, NJ 07003
574	25	ABBAS, AHMED, 24 OSBORNE STREET, BLOOMFIELD, NJ 07003
574	27	TORBICK, GREGORY & FIONA LA., 26 OSBORNE STREET, BLOOMFIELD, NJ 07003
576	7	MCP 339 BROAD LLC, 111 KINDERKAMACK ROAD #203, RIVER EDGE, NJ 07661
576	18.01	CEPPEDES, LUIS & GRAIELA, 801 CENTRAL AVE, RAHWAY, NJ 07065
576	19	CTH PROPERTIES LIMITED LLC, 315 BROAD STREET, BLOOMFIELD, NJ 07003
576	20	BMCS PROPERTY MANAGEMENT LLC, 313 BROAD STREET, BLOOMFIELD, NJ 07003
576	20B01	HARRISON, R., C/O OUTRONT, 185 ROUTE 46, FAIRFIELD, NJ 07004
576	20B02	HARRISON, R., C/O OUTRONT, 185 ROUTE 46, FAIRFIELD, NJ 07004
576	21	O'BOYLE REALTY COMPANY LLC, 309 BROAD STREET, BLOOMFIELD, NJ 07003
576	22	O'BOYLE REALTY COMPANY LLC, 309 BROAD STREET, BLOOMFIELD, NJ 07003
576	24	O'BOYLE REALTY COMPANY LLC, 351 BROAD STREET, BLOOMFIELD, NJ 07003
576	26	305 BROAD STREET, LLC, 305 BROAD STREET, BLOOMFIELD, NJ 07003
576	28	GRANDE, CHARLES SR. & CHARLES, JR., 303 BROAD STREET, BLOOMFIELD, NJ 07003
576	30	GENERAZIO, JOHN A. & GERALDINE L., 265 BROAD STREET, BLOOMFIELD, NJ 07003

- GENERAL NOTES:**
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON DEEDS OF RECORD, TAX RECORDS, PREVIOUS SURVEY(S), ANALYSES AND FIELD SURVEY PERFORMED IN JANUARY, 2022.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD TOPOGRAPHIC SURVEY PERFORMED IN JANUARY, 2022 BY JAMES M. GOW PLS #36733 OF EIC GROUP LLC. TOPOGRAPHIC INFORMATION IS REFERENCED TO DATUM NAVD 88.
 - SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, OR DEEDS OF RECORD WHICH A COMPLETE AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.
 - THERE ARE NO KNOWN WETLANDS OR TRANSITION AREAS ON THE SUBJECT PROPERTY BASED UPON A FIELD REVIEW PERFORMED IN JANUARY 2022.
 - NO PART OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER C34013001186, EFFECTIVE 04/03/2020, NOR IS ANY PORTION OF THE PROPERTY WITHIN A FLOOD HAZARD AREA AS DELINEATED BY NJDEP.
 - THE LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE FACILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE EVIDENCE LOCATED IN THE FIELD. NO TEST PITS OR OTHER IN-DEPTH INVESTIGATIONS WERE PERFORMED TO VERIFY THIS INFORMATION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO LOCATE AND PROTECT UTILITIES IN THE PROJECT AREA PRIOR TO AND DURING CONSTRUCTION, INCLUDING CALLING THE NEW JERSEY ONE CALL UTILITY SERVICE (1-800-272-1000) AT LEAST 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION.
 - A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.2(d).

PRE-ORDER PICKUP SIGN
SIGNS TO BE MOUNTED ON 10' LONG U-CHANNEL SIGN POSTS. TOP OF SIGN TO BE 7' ABOVE GRADE.



LEGEND

CURBLINE	---
CHAIN LINK FENCE	-x-x-
PROPERTY BOUNDARY LINE	---
STORM DRAIN PIPING	---
FEATURE DESCRIPTION	---
CONCRETE SURFACE	---
FULL DEPTH BIT. PAV'T.	---
SEAL COAT EX. PAV'T.	---
EXISTING CONTOUR	---
SPOT GRADE	---
OVERHEAD WIRES	---
UNDERGROUND WATER LINE	---
UNDERGROUND GAS LINE	---
BUILDING EGRESS	---
ISOLUX LINES	---

APPLICANT:
OOPACHI
2 FIDDLERS ELBOW TRAIL
KINNELON, NEW JERSEY 07405

OWNER OF RECORD:
324 BROAD STREET LLC
10 LAWRENCE STREET
BELLEVILLE, NEW JERSEY 07109
TELEPHONE: (973) 417-4238

PHYSICAL PROPERTY CHARACTERISTICS
BLOCK 574, LOT 19
324 BROAD STREET
BLOOMFIELD, ESSEX COUNTY, NJ 07003
CONTAINING 10,701 S.F. OR 0.246 ACRES

USE DATA
CURRENT USE: RETAIL CANNABIS DISPENSARY (CONDITIONAL USE)
PROPOSED USE:

ZONING DATA

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA	---	10,701 S.F.	10,701 S.F.
MINIMUM LOT WIDTH	---	117.44 FT.	117.44 FT.
FRONT YARD SETBACK	---	59.7 FT.	59.7 FT.
REAR YARD SETBACK	6 FT. (1)	2.8 FT.	2.8 FT.
SIDE YARD SETBACK	10 FT. (2)	19.2 FT.	19.2 FT.
BUILDING COVERAGE	---	15.6%	15.6%
LOT COVERAGE	---	73.8%	73.8%
FLOOR AREA RATIO (FAR)	---	0.156	0.156
MAXIMUM BUILDING HEIGHT	40 FT.	19.4 FT.	19.4 FT.

* EXISTING NON-CONFORMITY NOT EXACERBATED BY CURRENT APPLICATION

NOTES:
PER 315-35.8(5), LOTS ADJOINING A DIFFERENT ZONE SHALL CONFORM TO THE ADJOINING ZONE ALONG THE COMMON LOT LINE.
(1) THE SIDE YARD REQUIREMENT FOR THE ADJOINING ZONE (R-1A) TO THE WEST OF THE PROPERTY IS 6 FT.
(2) THE SIDE YARD REQUIREMENT FOR THE ADJOINING ZONE (POR) TO THE SOUTH OF THE PROPERTY IS 10 FT.

OFF STREET PARKING SUMMARY

PARKING SPACES	REQUIRED	EXISTING	PROPOSED
REQUIREMENT: 1 SPACE/150 S.F. OF CUSTOMER SERVICE AREA	6	13	11
CUSTOMER SERVICE AREA = 830 S.F. / 150 =	2	-	2
SHORT TERM PICK-UP PARKING = 15% (MIN. 2) =	5	13	13
TOTAL PARKING SPACES	5	13	13

SIGNAGE SUMMARY

PLYON SIGN (EXISTING TO REMAIN)
INTERNALLY ILLUMINATED SIGN SIZE: 8' WIDE X 4' HIGH
OVERALL HEIGHT: 15.5'

MONUMENT SIGN (EXISTING TO REMAIN)
INTERNALLY ILLUMINATED, SIGN SIZE 6' WIDE X 2.75' HIGH
OVERALL HEIGHT: 5.5'

BUILDING MOUNTED SIGNS
EXISTING: NONE
PROPOSED: NONE

BUILDING & IMPERVIOUS LOT COVERAGE

DESCRIPTION	EXISTING	PROPOSED
BUILDING	1,668 S.F.	1,668 S.F.
BITUMINOUS PAVEMENT	5,376 S.F.	5,376 S.F.
CONCRETE WALKWAYS	444 S.F.	444 S.F.
RETAINING WALLS	204 S.F.	204 S.F.
TOTAL IMPERVIOUS COVERAGE	7,692 S.F.	7,692 S.F.
LOT COVERAGE PERCENTAGE	73.8%	73.8%

MINOR SITE PLAN REVIEW

APPROVED BY THE BLOOMFIELD PLANNING BOARD BY RESOLUTION No. _____ DATED _____

CHAIRMAN _____ DATE: _____

SECRETARY _____ DATE: _____

Topography and parcel boundary information is certified to be correct and accurate as depicted hereon and elsewhere within this set of plans.

James M. Gow NJPLS #36733

SCALE: 1" = 10'
DATE: 11/15/2024
DES. BY: DSN
DRN. BY: DSN
CHK. BY: JMG
PROJECT: 22009
FILE: 22009SP

REVISIONS

NO.	DATE	DESCRIPTION	BY

www.EICGroupLLC.com
NJ Cert. of Auth. No. Z4620097800

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David S. Newkirk NJPE #433904

OOPACHI
324 BROAD STREET
BLOCK 574, LOT 19
BLOOMFIELD, ESSEX CO., NEW JERSEY

MINOR SITE PLAN

SHEET No. 1 OF 1