

MARUCCI ENGINEERING ASSOCIATES, LLC

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February 28, 2025

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

Re: 324 Broad Street
Map 22 Block 574 Lot 19
Oopachi LLC (applicant)
324 Broad Street, LLC (owner)
Zone: B-2, Neighborhood Business District

Dear Chairman and Members of the Planning Board,

This application proposes a Class 5 Cannabis Retail Facility on the subject premises.

The site contains an existing free-standing one story brick building, formerly occupied as a bank, with the entire building to be devoted to cannabis retail sales.

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

- + Standard Development Application
- + Boundary & Topographic Survey (Existing Conditions Plan) prepared by EIC Group, LLC, James M. Gow, PLS dated March 2, 2022.
- + Minor Site Plan prepared by EIC Group, LLC, David S. Newkirk, PE, dated November 15, 2024.
- + Architectural Plans prepared by Scott Monro Architect, dated February 14, 2022, and revised through October 28, 2024.
- + Access Control System Plan prepared by Sapphire Risk Advisory Group, dated November 3, 2024.
- + Alarm System Plan prepared by Sapphire Risk Advisory Group, dated November 3, 2024
- + Video Surveillance System Plan prepared by Sapphire Risk Advisory Group, dated November 3, 2024

Cannabis retail sales are permitted in the B-2 zone, with conditions, pursuant to Section 315-39(9).

- 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, landscaping, and an exterior queuing area for customers sufficient to accommodate the number of people equal to the on-site parking spaces which queuing area shall not interfere with on-site parking and circulation and shall be located at least 10 feet from any public right of way.
- A cannabis retailer's premises shall not be located in or upon any premises 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 rate of one space per 150 square feet of "customer service area" which for cannabis retailers shall be defined to include only those areas of the building interior utilized by customers to complete the purchase of product, and thus shall not include sales counters or display areas, employee sales areas, doorways, lobbies, and check-in areas, public bathrooms and vestibules leading to public bathrooms, stairwells, elevator shafts and their lobbies, and conference rooms or similar areas where private meetings are held, even with members of the public. (Any fraction of space equaling or exceeding 0.5 shall be rounded up)
- Twenty percent of on-site parking spaces, (but not more than 10 and no less than 2), shall be devoted to parking for customers and delivery services picking up pre-ordered product. Such spaces shall be signed accordingly, with a ten-minute parking limitation posted on the sign. (Any fraction of a space equating or exceeding 0.5 shall be rounded up)
- 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 New Jersey 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 November 18, 2024
- Approval of a Security Plan from the Bloomfield Police Department dated January 6, 2025
- Approval of Annual License from the New Jersey Cannabis Regulatory Commission (CRC) dated September 27, 2024

SITE PLAN REVIEW

Existing Conditions:

The subject property is situated at the southwest corner of Broad Street and Osborne Street. The site is occupied by a free-standing, one story brick building with accessory parking along the Broad Street frontage, and driveway access from Osborne Street. Free-standing signage includes a monument sign at the northeast corner and a pylon sign at the southeast corner of the property fronting Broad Street. Stormwater runoff is captured in an existing inlet at the northeast corner of the parking lot and discharges into the existing storm sewer on Broad Street.

Proposed Conditions:

The entire free-standing building will be occupied for cannabis retail sales. The site will remain predominately the same as the existing conditions with respect to the number of parking spaces, including a handicapped space measuring 9 feet by 20 feet, and two parking spaces labeled 'Pre-Order Pick Up Parking Only'. Free-standing signage and existing exterior lighting are shown to remain. A proposed dumpster is shown to be located approximately three (3) feet [by scale] from the rear property line adjacent to the residential dwelling on Lot 22. [It appears the dumpster is not screened]

ARCHITECTURAL PLAN REVIEW

SHEET A-1 shows the existing building elevations of all four sides.

The Front Building Elevation proposes the installation of opaque gloss film over the existing windows. The plan notes that the existing building-mounted signage will remain.

The Left Side Building Elevation indicates the removal of existing windows, with a new rear door for delivery access. Building-mounted light fixtures are also proposed.

The Right Side Building Elevation indicates the removal of existing windows and blocking up of openings.

The Rear Building Elevation remains unchanged.

SHEET A-2 indicates the existing and proposed floor plans.

Proposed Floor Plan:

Customers enter the vestibule area and walk up to a glass window for identification at the security desk and subsequent entrance to the sales area.

The same door is utilized to both enter and exit the sales area.

The sales area, open to customers, is approximately 830 square feet according to the site plan.

The product delivery area is located at the rear of the building, where the new door is shown.

ACCESS CONTROL – ALARM - VIDEO SURVEILLANCE PLANS

The plans prepared by Sapphire Risk Advisory Group utilize a similar basic floor plan as the architectural floor plan.

Customers enter the vestibule area and walk up to a glass window for identification at the security entrance and are then 'buzzed' into the sales area.

The same door is utilized to enter and exit the sales area.

COMMENTS/RECOMMENDATIONS

- Parking is required at the rate of one space per 150 sf of customer service area. The customer service area of 830 sf requires 5.53, or rounded up, six (6) parking spaces. The existing parking lot contains more than the required amount of parking spaces.

- The two (2) proposed parking spaces, for pre-ordered product pick up, are sufficient.
- The proposed handicapped parking space is not acceptable with respect to size and location. The ADA parking space needs to be van-accessible, with dimensions of 16 feet in width and minimum 18 feet in depth.

My office recommends the van-accessible parking space be relocated to the southeast corner of the parking lot at Broad Street, whereby the last space is widened accordingly with proper signage. It should be noted that one parking space will be illuminated along the Broad Street frontage.

- The site plan indicates that both the existing monument sign and the existing pylon sign will remain.

The site plan states that no building-mounted sign is proposed.

The architectural plan indicates that the existing building-mounted sign will remain.

Testimony shall be provided to clarify this discrepancy, and details of the proposed signage, such as, graphics, height of lettering, illumination, and other specifics shall be provided.

- The proposed dumpster is too close to the adjacent residential structure and not screened. Testimony shall be provided as to the amount of refuse generated and the frequency of pick up. It appears the refuse area can be relocated behind the building, in the vicinity of the new proposed delivery door, and be properly screened.
- In other cannabis retail facilities approved by the board, separate entrance doors and exit doors were designed for security purposes. The architectural plan and the access control system security plan should be re-examined and redesigned to accommodate separate doors for both ingress and egress to the retail sales area.
- Any deteriorated public sidewalk and driveway apron shall be reconstructed pursuant to the direction and specifications provided by the Township Engineer's Office.
- Any deteriorated existing five (5) feet high, board on board fence, erected along the northerly and southerly property lines shall be repaired or replaced accordingly.
- The subject property fronts on Broad Street, which is under the jurisdiction of the County of Essex. Essex County Planning Board approval is required or in the alternative, a letter of no interest shall be obtained.

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
Planning Board Engineer