

MARUCCI ENGINEERING ASSOCIATES, LLC

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March 4, 2025

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

Re: 34 Cross Street
Map 6 Block 98 Lot 33
42 Park Realty LLC (applicant)
CMDN Holdings LLC (owner)
Zone: B-2, Neighborhood Business District

Dear Chairman and Members of the Zoning Board,

The Zoning Board of Adjustment approved the conversion of a commercial building located at 34 Cross Street into a fourteen (14) unit apartment building on June 13, 2019, and memorialized the approval by resolution on July 11, 2019.

Six (6) off-site parking spaces were designated to be located within a warehouse building at the rear of 144 Orange Street.

This application requests amended site plan approval to relocate the six (6) off-site parking spaces to an existing parking facility located at 14-22 Watsessing Avenue.

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

- + Standard Development Application
- + Property Survey of 14-22 Watsessing Avenue prepared by Richard J. Hingos, Inc.,
Richard J. Hingos, Jr., PLS, dated November 26, 2024
- + Parking Agreement between Maturro Family Reit LLC (Landlord), and 42 Park Realty LLC
(Tenant) dated September 11, 2024

The Zoning Board approved the conversion of the subject property located at 34 Cross Street into a fourteen (14) unit apartment building in 2019.

Due to a lack of on-site parking provided on the subject property, approval was conditioned on the applicant procuring six (6) parking spaces in a warehouse building situated within the rear of the property located at 144 Orange Street.

This information is memorialized in the Zoning Board of Adjustment resolution included in the application package.

Unfortunately, during the renovation process, and prior to the issuance of a Certificate of Occupancy (C of O), the prior developer lost the subject property to foreclosure due to financial difficulties.

The six (6) off-site parking spaces to be located at 144 Orange Street are no longer available for use by prospective tenants of the 34 Cross Street apartments.

The current applicant, (contract purchaser), has acquired six (6) off-site parking spaces located at 14-22 Watsessing Avenue, as shown on the submitted property survey, and as stated in the submitted Five (5) Year Parking Agreement.

Amended Site Plan approval is required by the Zoning Board in order to relocate the six (6) off-site parking spaces to the 14-22 Watsessing Avenue location.

The 14-22 Watsessing Avenue property survey shows a parking area, 65 feet in length, designated for 34 Cross Street tenant parking.

COMMENTS/RECOMMENDATIONS

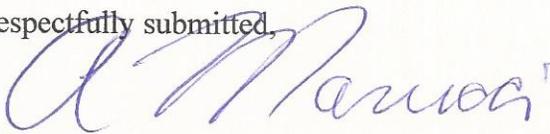
- The 14-22 Watsessing Avenue property contains a sufficient number of parking spaces to accommodate off-site parking for 34 Cross Street tenants, as well as the tenants of the 14-22 Watsessing Avenue office building.
This is a professional office building having a total of 4,900 square feet of gross floor area on two floors.
The building requires 16 parking spaces based on the rate of one space per 300 sf of professional office space.
The parking lot can accommodate a total of 24 parking spaces.
- This off-site parking location is more conducive for 34 Cross Street tenants than the original location at 144 Orange Street.
The approximate walking distance from the subject property to 144 Orange Street is 1,400 linear feet with the pedestrian needing to walk through the Home Depot parking lot.
The approximate distance from the subject property to the 14-22 Watsessing Avenue parking lot is 500 feet by walking along the public sidewalk from Cross Street to Charles Street and to the off-site parking facility located at the intersection of Charles Street and Watsessing Avenue.
- Approval shall be conditioned on the off-site parking spaces identified by signage and striping. Signs shall specify that parking is restricted to 34 Cross Street tenants and their guests only.

Attached is a tax map indicating the approximate location of the subject property at 34 Cross Street, with its proximity to the original off-site parking at 144 Orange Street, and the proposed off-site parking location at 14-22 Watsessing Avenue.

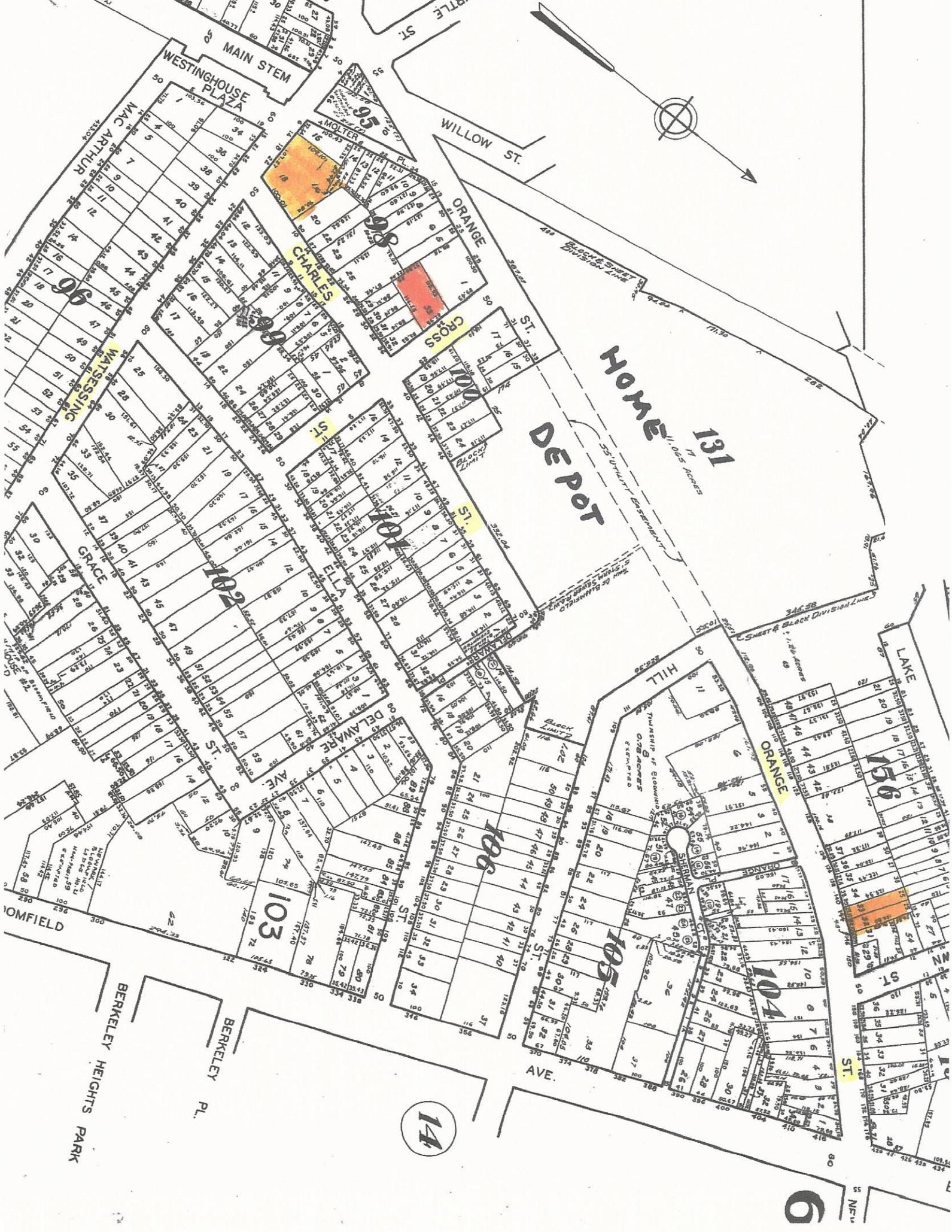
My office has no further comments at this time.

However, my office reserves the opportunity for further comments/recommendations pursuant to testimony presented during the hearing process.

Respectfully submitted,



Anthony Marucci, PE-LS-PP
Zoning Board Engineer



WESTINGHOUSE PLAZA

MAIN STEM

WILLOW ST.

ORANGE

CHARLES

CROSS

HOME DEPOT

ST.

101

106

105

104

156

103

DELAWARE AVE.

HILL

ORANGE

LAKE

YOMFIELD

BERKELEY HEIGHTS PARK

BERKELEY PL.

14

6



Block & Street Division Line

35' Utility Easement

Block & Street Division Line

Block Limits

Township of Alameda

Block & Street Division Line

ST.

ST.

55

N.C.