



**Bright View Engineering**  
*Moving you forward*

**VIA E-MAIL**  
**(awaters@bloomfieldtwpnj.com)**

Updated March 17, 2025

Amanda Waters  
Secretary to the Planning & Zoning Boards  
Township of Bloomfield  
1 Municipal Plaza, Room #203  
Bloomfield, NJ 07003

**Re: 223 Broad Street, LLC**  
**219-227 Broad Street**  
**Block 516, Lots 1 & 5**  
**Bloomfield Township, Essex County, New Jersey**  
**BVE Project No.: 241197**

Dear Ms. Waters:

As requested, Bright View Engineering (BVE) has reviewed the above referenced project. Specifically, the following documents were reviewed. Additional / updated documents reviewed herewith are provided in **bold** text:

- Site Plans entitled “Preliminary & Final Major Site Plan, 219-227 Broad Street”, prepared by AWZ Engineering, Inc., revised September 4, 2024; 11 sheets
- Architectural Plans entitled “219-227 Broad Street Apartment” prepared by Mistry Design, dated August 29, 2024; 2 sheets
- Boundary and Topographic Survey entitled “223 Broad St., L.L.C.,” prepared by EIC Group, dated April 2, 2024; 1 sheet
- **“Traffic Engineering and Parking Evaluation, Proposed 32 Units of Multifamily Housing (Low-Rise) with 58 On-Site Parking Spaces” prepared by Klein Traffic Consulting, LLC, dated March 13, 2025**

The proposed project is located in the northeast corner of Broad Street and New Street and consists of constructing a four-story multi-family building (3 floors of residential over 1 floor of parking) with 32 dwelling units. Access is proposed via full movement driveways on Broad Street and New Street. With regard to the above referenced information, BVE offers the following comments. For ease of reference, our earlier comments are provided in *italics* with any additional comments in regular text:

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Roseland, NJ 07068



1. Based on ITE 11<sup>th</sup> Edition Estimates, the proposed 32 dwelling units will generate the following trips:

Land Use	Morning Peak Hour			Evening Peak Hour			Daily (2-Way)
	IN	OUT	TOTAL	IN	OUT	TOTAL	
32 Dwelling Units (LUC 220)	3	10	13	10	6	16	216

The Klein Traffic Report utilizes LU Code 221 (Mid-rise) which results in slightly lower trip generation than detailed above. This office maintains that LU Code 220 is more appropriate for the proposed use since it is 3 stories of livable space instead of the 4 stories used in LU Code 221. We recommend testimony be provided to confirm if the conclusions drawn in the traffic study remain the same with the change in trip generation.

Addressed. The updated traffic study references trip generation estimates for LU Code 220, consistent with the values cited above.

2. Based on the parking requirements provided by Bloomfield Township/RSIS, the following spaces are required:

Use	Parking Rate	Required
1 Bedroom (15 Units)	1.8 per unit	27 spaces
2 Bedroom (17 Units)	2.0 per unit	34 spaces
	Total	61 spaces

It appears 58 physical parking spaces are proposed on site: 30 traditional spaces, 18 tandem spaces (9 pairs) 2 of which are EV spaces, 7 electric vehicle spaces and 3 ADA spaces (including 1 EV space).

Since the EV spaces count as two spaces up to 10% of the provided parking, a credit of 6 EV spaces is identified, reducing the parking requirement to 55 spaces where 58 are provided.

No additional comment required.

3. Additional information / testimony is required regarding the planned operation of the parking on site. Will all spaces be assigned, only the tandem spaces, or something in between?



Partially addressed. The updated traffic study clarifies that spaces will be assigned, with the tandem spaces assigned to the two-bedroom units. We recommend brief testimony be provided related to which spaces will be assigned to specific units vs spaces identified for visitor parking.

- 4. Additional information / testimony should be provided regarding the effect the project will have on existing on street parking. We note for the benefit of the Board, parking on Broad Street in this area is limited to 2 hrs from 8 AM to 6 PM, with no parking permitted from 7-9 AM on Wednesdays for northbound traffic and Thursdays for southbound traffic. Similar parking restrictions exist on New Street, with resident permits allowing parking beyond two hours during the day.*

Partially addressed. The updated traffic study specifically states that parking on street parking should not have an impact on on-street parking as sufficient parking is proposed on site. We recommend testimony be provided confirming if the proposed project will result in any changes to the on-street parking supply due to the location of the proposed access driveways.

- 5. Please clarify the standard utilized to determine the sight triangles shown on the circulation plan. AASHTO requirements indicate an intersection sight distance of 335 feet for left turns from stop (25 mph posted speed=30 mph design speed; AASHO Green Book, Table 9-7) where sight triangles of 240 and 280 feet are provided. Also, please confirm that proposed landscaping will not impede sight triangles.*

Comment remains. The August, 2024 Traffic Study provides sight distance information based on stopping sight distance (200' based on a 30 mph design speed). This office maintains that intersection sight distance should be utilized, consistent with the values denoted above.

- 6. In addition to sight triangles for the driveways, the required sight triangles for the intersection of Broad Street and New Street shall be provided to confirm the proposed improvements will not impede sight triangles at the intersection. A 335 foot sight triangle is required.*

Comment remains. We note the updated, March, 2025, traffic study does not make reference to sight triangles.

- 7. Additional information / testimony is required regarding trash pick-up. It is unclear from the information provided where a trash truck will stage or how trash will be loaded. Also, the circulation plan shall be revised so the trash truck can negotiate the site without encroaching into oncoming lanes.*

Comment remains.



8. *Additional information/testimony should be provided regarding fire truck access, including if and how a fire truck will access the site.*

Comment remains.

9. *Please clarify if any outdoor amenity space is proposed for the property.*

Comment remains.

10. *The architectural plans do not label the various rooms within each apartment. Please clarify if any dens or home offices are provided. If so, please discuss provisions in place to ensure these spaces do not become additional bedrooms.*

Comment remains.

I trust this information will assist the Board as it considers the proposed application. I will be present at the upcoming Zoning Board of Adjustment meetings regarding this project to answer any questions the Board may have. If you have any additional questions or comments, I can be reached at 908-421-4674 or via email at [JFishinger@BVEngr.com](mailto:JFishinger@BVEngr.com).

Sincerely,  
Bright View Engineering

Joseph A. Fishinger, Jr., PE, PP, PTOE  
Director of Traffic Engineering