

MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS • SURVEYORS • PLANNERS

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POST OFFICE BOX 509
CEDAR KNOLLS, NEW JERSEY 07927

PHONE (973) 887-3066
FAX (973) 887-3066

March 20, 2025

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

Re: 25 Lawrence Street
Map 6 Block 94 Lots 12 & 14
3X Lawrence, LLC (owner/applicant)
Zone: R-2B, Two Family Residence District

Dear Chairman and Members of the Zoning Board,

This application requests amended major site plan approval with associated variance relief.

The subject property received preliminary and final site plan approval with variance relief on August 25, 2022, and memorialized by resolution on September 8, 2022.

The original approval consisted of a three (3) story multi-family dwelling with ten (10) residential units and seventeen (17) parking spaces.

The apartments consisted of four (4) two-bedroom units and six (6) one-bedroom units.

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

- + Standard Development Application
- + Engineering Site Plans prepared by Petry Engineering, LLC dated August 27, 2024, and revised on September 9, 2024, for submission to the Zoning Board
- + Drainage Statement prepared by Petry Engineering, LLC dated August 28, 2024
- + Architectural Plans prepared by Orestes Valella, AIA, PC, dated August 23, 2024

The application requests the following relief:

- Amended Final Major Site plan approval
- Class D(1) Use Variance: A twelve (12) unit residential apartment building is not permitted in the R-2B, Two Family Residence District.
- Class D(4) Floor Area Ratio (FAR) Variance: A floor Area ratio of 0.94 is proposed, where a maximum 0.50 FAR is permitted.

- Class D(5) Use Variance: A density of 43.6 units/acre is proposed where a maximum residential density of 21.8 units/acre is permitted.
- Class C Bulk Variance for minimum front yard setback: A front yard setback of ten (10) feet is proposed where a minimum 20 feet front yard setback is required.
- Class C Bulk Variance for minimum side yard setback: A side yard setback of 3.1 feet is proposed where a minimum 6 feet side yard setback is required.
- Class C Bulk Variance for maximum permitted building coverage: Building coverage of 31.2% is proposed where a maximum 25% building coverage is permitted.
- Class C Bulk Variance for maximum permitted lot coverage: Lot coverage of 85.1% is proposed where a maximum 60% lot coverage is permitted.
- Class C Bulk Variance for minimum required apartment size: One-bedroom apartments are proposed at 645 square feet where the minimum apartment size in buildings over two stories is 650 square feet.
- Class C Bulk Variance for the number of parking spaces: Twenty-two (22) parking spaces are required pursuant to RSIS Standards, and eighteen (18) parking spaces are proposed.
- Class C Bulk Variance for locating parking spaces in the front yard, which is prohibited in residential zones.
- Class C Bulk Variance for minimum required setback of parking spaces from any property line. A minimum setback of five (5) feet is required and 1.8 feet is proposed.
- Class C Bulk Variance for minimum required sidewalk width between any principal structure and parking areas. A four (4) feet wide sidewalk is required, while no sidewalk is proposed.
- Class C Bulk Variance for maximum permitted illumination at property lines: An illumination level of 0.2 footcandles is proposed, where a maximum of 0.1 footcandles is permitted at any property line.

ENGINEERING SITE PLAN REVIEW

SHEET SP-1 [Title Sheet]

This is the cover sheet showing the subject property and properties within 200 feet of the site. The Site Data Chart lists the bulk & setback regulations and proposed variances.

Several notes on the site plan reflect conditions imposed on the prior approval.

- 1). Lots 12 and 14 shall be combined and a new lot number shall be assigned by the Tax Assessor.
- 2). A Permit shall be obtained from the Hudson-Essex-Passaic Soil Conservation District prior to demolition and the issuance of construction permits.
- 3). Performance and Maintenance Guarantees shall be posted in accordance with the current zoning ordinance prior to the issuance of demolition and construction permits.

SHEET SP-2 [Layout Plan]

The subject property, in the existing condition, has a frontage of 100 feet and a depth of 120 feet, with an overall area of 11,988 square feet.

The existing 2 & ½ story frame dwelling and associated pavements will be removed.

The proposed structure is a three (3) story residential apartment building, with a footprint of 3,744 square feet.

The proposed building is setback 10 feet from the front property line, and 3.1 feet from the northerly or left sideline.

A driveway, 24 feet in width, is proposed from Lawrence Street, in line with the southerly side of the building, to access the parking areas.

Twelve (12) parking spaces are designed perpendicular to the southerly sideline.

The 12 spaces include one (1) van-accessible parking space, three (3) electric vehicle (EV) spaces, and four (4) compact parking spaces.

Six (6) additional tandem parking spaces are located behind the building, for a total of eighteen (18) parking spaces.

The parking area is designed with granite block curbing around its perimeter.

A six (6) feet high privacy fence is proposed around the rear yard.

The layout plan contains the following notes.

- 1). Trash removal will be wheeled from the trash room to the curb by staff members for municipal pickup.
- 2). Snow removal will be performed by staff or by private contractors.
Snow will be stored in open areas, on-site for smaller storms, but may require off-site hauling for larger storms.

SHEET SP-3 [Grading, Drainage and Utility Plan]

Drainage is designed to flow towards Lawrence Street, and water runoff captured into a trench drain at the driveway entrance.

A 15-inch diameter RCP storm pipe is proposed along the curblin and connected to the existing drain inlet on Lawrence Street.

Building roof drains shall also be connected into the proposed system.

The sanitary sewer connection will be tied into the existing sewer main on Lawrence Street.

The domestic water line and fire sprinkler line will be connected to the existing water main on Lawrence Street.

Notes are added to the plan pursuant to the conditions placed on the prior approval.

- 1). Roof leaders shall be connected to the proposed drainage system.
- 2). Existing potable water and sewer connections shall be cut, capped and abandoned in place in accordance with the Engineering Department regulations.
- 3). All proposed water and sanitary sewer utilities shall be installed pursuant to the Engineering Department regulations.

SHEET SP-4 [Soil Erosion & Sediment Control Plan]

These are the standard details required by the Hudson-Essex-Passaic Soil Conservation District. A permit shall be obtained by the HEPSCD, and soil erosion measures shall be set in place, prior to any demolition of structures, or any soil disturbance.

SHEET SP-5 [Lighting Plan]

The site plan proposes exterior illumination of the building and parking, utilizing building-mounted light fixtures.

The proposed lighting plan appears to be satisfactory.

SHEET SP-6 [Landscaping Plan]

The landscape plan includes low-level plantings surrounding the parking area to alleviate light pollution from vehicles, foundation plantings along the front of the building and two (2) trees within the front lawn area.

The proposed landscape plan appears to be satisfactory.

SHEET SP-7 [General Notes]

These are typical notes to be adhered to during the construction process.

SHEETS SP-8 & 9 [Construction Details]

Typical construction details to be adhered to during the construction process.

ARCHITECTURAL PLAN

SHEET V-1 OF 3

Ground Floor Plan

The ground floor will contain four (4) apartment units.

All the units are one (1) bedroom apartments.

Type A Units contain 645 square feet.

Type B Units contain 959 square feet.

Second & Third Floor Plan.

Type B Units contain 959 square feet.

Type C Units contain 670 square feet.

The building entrance is accessed from a sidewalk at the side parking area, as well as the public sidewalk on Lawrence Street.

There is a common hallway with a mailbox system at the front entrance, and one (1) access staircase to the upper floors.

SHEET V-2 OF 3

The proposed building will be constructed mostly on a crawl space.

A partial basement (cellar) is shown towards the front of the building, containing a mechanical room, refuse/recycling room, and a bike/package storage room.

SHEET V-3 OF 3

These are the four (4) proposed building elevations.

COMMENTS/RECOMMENDATIONS

- Testimony shall be provided for the required variance relief, by the applicant or applicant's professionals.
My office defers to the board's planning consultants with respect to the required variance relief and deviations from design standards.
- The architectural floor plans do not indicate the location of trash chutes for tenants to drop trash automatically to the basement storage area.
Tenants are required to manually bring their trash and recycling materials to the basement storage area.

- The trash room does not appear to have any windows.
How will this room be ventilated in order to control odors?
Staff need to haul the trash and recycling items, up an entire flight of stairs, and then ‘wheel’ the materials out to the curb.
Testimony shall be provided as to the feasibility of storing trash and recycling in the basement.
- Condition #9 of the prior approval stated, “Ensuring that a superintendent living at 55 Lawrence Street assumes responsibility for the 25 Lawrence Street project”.
Construction of the 55 Lawrence Street project has not commenced. Therefore, testimony shall be provided as to responsibility for maintenance of the subject property, including refuse/recycling removal and snow removal operations.
- Testimony shall be provided with respect to the exterior architectural materials and finishes of the building, including windows, siding, roof, etc.
- The engineering site plans reflect conditions approved in the prior application that shall be made a part of this approval, together with the proposed site improvements.

My office has no further comments/recommendations at this time.

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

Respectfully submitted,

A handwritten signature in blue ink that reads "A Marucci". The signature is written in a cursive, flowing style.

Anthony Marucci, PE-LS-PP
Zoning Board Engineer