

June 20, 2025

Township of Bloomfield Planning Board  
1 Municipal Plaza  
Bloomfield, NJ 07003

**RE: Planning Review – CBD Bloomfield Developer Urban Renewal LLC**

675-699 Bloomfield Avenue and 14 & 34-40 State Street  
Block 244; Lots 10, 41, & 46 ((f/k/a Block 244, Lots 10, 15, 41, 42 and 46)  
Zone: Block 244, Lots 13, 15, 41, 42 and 46 Redevelopment Area

Dear Chairman and Members of the Board:

We have reviewed the above-referenced development application, including the following documents:

- Preliminary & Final Major Site Plan for CBD Bloomfield Developer Urban Renewal, LLC (19 sheets), prepared by Bohler Engineering, dated 06/12/2024 and revised 06/10/2025.
- Architectural floor plans and elevations (19 sheets) prepared by Lessard Design, dated 06/10/2025.
- Landscape Architecture Plans (4 sheets) prepared by Linda Tycher & Associates, Inc., dated 06/10/2025.
- Traffic Impact Analysis for CBD Bloomfield Developer Urban Renewal, LLC, prepared by Atlantic TPD, LLC, dated 06/12/2024 and revised through 11/18/2024.
- ALTA/NSPS Land Title Survey, prepared by Control Point Associates, Inc., dated 05/13/2021 and revised through 06/22/2021.

**Project Description**

The applicant is seeking preliminary and final major site plan approval to construct a six-story mixed-use building with structured and surface parking.

The subject property consists of three parcels (Block 244, Lots 10, 41, and 46) located along the southwestern boundary of the Township neighboring Glen Ridge, measuring approximately 2.2 acres in area. The subject property has  $\pm 340$  feet of continuous frontage along Bloomfield Avenue and  $\pm 215$  feet of segmented frontage along State Street.

The subject property is currently improved with the former Sacred Heart School and Church Parish Hall (Nardiello Hall), an unoccupied single family dwelling fronting on State Street and surface parking areas. Surrounding land uses are varied and include primarily single-family dwellings along the same side of State Street. Directly across State Street is the Sacred Heart Roman Catholic Church and Rectory as well as the Bloomfield Public Library and Civic Center. Along Bloomfield Avenue, commercial uses border the subject property on either side. A five-story mixed use building is located directly north of the subject property fronting on Park Street.

The applicant is proposing to clear the site of existing improvements and construct a six-story mixed-use building consisting of 200 residential apartments (26 studio, 131 one-bedroom, 43 two-bedroom), leasing office space, lobby and amenity space, 4,289 square feet of non-residential event space, an outdoor memorial plaza, 324 parking

spaces (inclusive of both garage spaces and surface parking spaces), and 28 bicycle spaces (8 outdoor and 20 indoor). Of the proposed 324 parking spaces, 43 are to be EV spaces and 9 are to be ADA spaces. The proposed parking spaces are also to be distributed between the proposed residential and event space uses, as discussed within the zoning compliance section.

With respect to the proposed layout of the mixed-use building, the ground floor is to be comprised of the proposed event space, lobby/amenity area, mechanical/utility areas, and the structured parking area. The second floor is to include structured parking and bicycle parking. Floors 3-6 are to contain the proposed residential units, several of which are proposed to feature balconies. Floor 3 specifically is to contain a residential terrace fronting toward Bloomfield Avenue; an amenity space; and a central amenity deck with a pool, grilling stations, seating areas, landscaping, and other amenities. The applicant also proposes an amenity roof deck with a dog park, grilling station, seating areas, landscaping, and other amenities. Access throughout the building is to be provided by multiple stairwells and elevators. The proposed architectural materials for the building are to primarily include brick, fiber cement paneling, and metal paneling.

Pedestrian access to the proposed mixed-use building is to be provided primarily along Bloomfield via stairs and ADA ramps. The structured parking garage is proposed to be accessed via two curb cuts along Bloomfield Avenue, with an additional garage entrance at the rear of the building to be accessed via State Street. The surface parking areas are to be located and accessed along the State Street frontage. A loading area is located at the rear of the building as well. The applicant proposes to provide new concrete sidewalks with brick banding along Bloomfield Avenue, as well as new sidewalks along the State Street frontage. Pedestrian circulation areas are also proposed along the perimeter of the proposed mixed-use building to facilitate access between the proposed surface parking areas.

Proposed lighting is comprised of a number of LED fixtures, including 8 bollards, 5 area light poles with a maximum height of 25 feet subject to remote control, and 30 building mounted fixtures with a maximum height of 15 feet. Site lighting is to be limited to 50 percent brightness following 10 P.M. for security purposes.

Proposed landscaping measures consist of canopy trees and along Bloomfield Avenue and State Street, evergreen trees along the northern boundary of the subject property, and a mix of shrubs and other ornamental plantings throughout the perimeter of the subject property including the surface parking areas. Additional streetscape improvements including bench installations are proposed along Bloomfield Avenue. The proposed outdoor memorial plaza area is also to feature a mix of canopy trees and other plantings. Additional landscaping installations are to include 6-foot-high board on board fencing along portions of the perimeter of the site which neighbor adjacent single-family residences. A 4.1-foot-tall retaining wall with a 4-foot-tall decorative aluminum fence is also proposed along the northern side of the building.

### **Zoning Compliance**

The subject property is located within a designated redevelopment area, and is subject to the requirements of the Redevelopment Plan for Block 244, Lots 13, 15, 41, 42 and 46. The Redevelopment Plan permits a multifamily residential building with no ground floor residential units, and non-residential event space for the exclusive use by the Church of the Sacred Heart along the ground floor of Bloomfield Avenue. The Redevelopment Plan permits a maximum of 200 residential units and requires a

minimum of 4,000 square feet of event space. The proposed development is compliant with the permitted uses and development yields of the Redevelopment Plan.

The bulk regulations of the Redevelopment Plan are shown in the table below:

	Required	Proposed
Min. Setbacks (ft.)		
From Bloomfield Ave.	0 Max 5	1 – Building -4.5 – Overhang (V) Max 5
From Block 244, Lot 8	10	10 – Building 4.8 – Overhang (V)
From Block 244, Lot 38	10	10.4 – Building 10.1 – Overhang
From Block 244, Lot 40	20	21.6 – Building 20.9 – Overhang
From Block 244, Lots 19, 24, 30, 31, & 32	20	20.2 – Building 14.9 – Overhang (V)
From Block 244, Lots 43, 44, & 45 <sup>1</sup>	Ground Floor: 8 Upper Floor: 20	Ground Floor: 8 Upper Floor: 20
From State Street	100	101.9 – Building/Overhang
Max Lot Coverage	90%	88.06%
Max Building Height (ft./stories)	70/6	69.71/6
Max Ground Floor Height Adjacent to Block 244, Lots 43, 44, & 45	12	12
Max Rooftop Appurtenance Coverage	20%	<i>Testimony Required</i>

(V) Requires variance

Therefore, the proposed development requires “c” variances for minimum setbacks required from Bloomfield Avenue; Block 244, Lot 8; and Block 244, Lots 19, 24, 30, 31, & 32 as indicated in the table above.

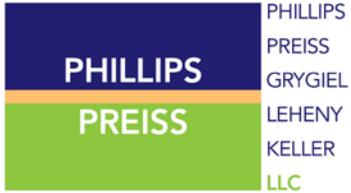
**Parking**

With regard to parking, a minimum of 1.4 parking spaces are required per residential unit, resulting in a requirement of 280 spaces. The applicant proposes a total of 280 parking spaces dedicated to residential use (260 garage and 20 surface spaces). While R.S.I.S. standards stipulate up to a total of 369 residential parking spaces, the R.S.I.S. permits reduced standards subject to local land use jurisdiction, which are provided in the Redevelopment Plan.

For the event space, a minimum of 6 spaces per 1,000 square feet are stipulated, resulting in a requirement of 26 parking spaces for the proposed 4,289 square feet of event space. The applicant proposes to provide a total of 44 surface parking spaces in a separate parking lot accessed along State Street, as required by the Redevelopment Plan.

While the applicant is compliant with respect to the required number of parking spaces, the following parking related **waivers** from the site plan and subdivision design standards are required:

- §315-30.0.(7): A minimum aisle width of 24 feet is required whereas 22 feet is proposed.



Planning & Real Estate Consultants

- §315-30.0.(13): A minimum driveway & parking setback of 5 feet is required whereas 0 feet proposed along State Street.
- §315-30.0.(6): The maximum number of compact parking spaces is 62 spaces (20% of required 306 spaces) whereas 73 compact spaces are proposed.

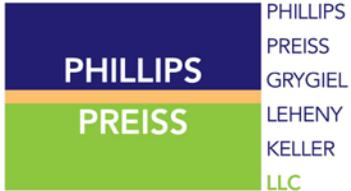
### Design Requirements

The applicant also requires **variance/waiver relief** from various other site requirements, as outlined below:

- Redevelopment Plan: With respect to structured parking, areas of blank façade without openings should not exceed ten (10) feet in width. The applicant proposes a brick façade exceeding 35 feet in width along the garage entry along the eastern façade facing State Street. **Bulk “c” variance relief required,**
- Redevelopment Plan: Lighting fixtures are required to be dark-sky compliant and shielded. While the proposed fixtures are dark-sky compliant, not all are proposed to be shielded. **Bulk “c” variance relief required.**
- §315-43B: Fences in excess of four feet in height are permitted in the rear yard only, whereas the applicant proposes 6-foot-tall fencing along the northern side property line. **Bulk “c” variance relief required.**
- §315-30.F.(2)(A): Only shielded lighting fixtures are permitted whereas the applicant proposes to not shield a pole fixture for the surface parking area. **Waiver relief required.**
- §315-30.F.(2)(G)[8]: The maximum illumination permitted at property lines shall be 0.1 footcandles, whereas the applicant proposes 9.8 footcandles. **Waiver relief required.**

### Planning Comments

1. The applicant should provide testimony regarding the required “c” variances related to the insufficient proposed setbacks due to the proposed overhang/balcony areas. The applicant should elaborate upon the need for such overhangs and any potential impacts to surrounding properties. It should be noted that any proposed improvements that encroach upon the public R.O.W. must be approved by the Township Council.
2. The applicant should provide testimony regarding the proposed ingress/egress locations and vehicular access for the mixed-use development. The Redevelopment Plan requires that one front entry to the garage shall be permitted from Bloomfield Avenue. The site plan and architectural elevations indicate the provision of two curb cuts and garage entrances. The provided Traffic Impact Analysis report, however, states that one driveway is to be provided along Bloomfield Avenue. The applicant should accordingly clarify. If more than one garage entrance is proposed along Bloomfield Avenue, “c” variance relief will be required.
3. The applicant should speak to the anticipated loading/delivery operations on-site, including the frequency and timing of such operations as well as types of truck(s) expected.
4. The applicant should provide testimony regarding refuse/recycling operations and whether they will be handled through a private hauler.
5. The applicant should provide testimony with respect to the proposed outdoor memorial plaza. As per the Redevelopment Plan, the size of the plaza should

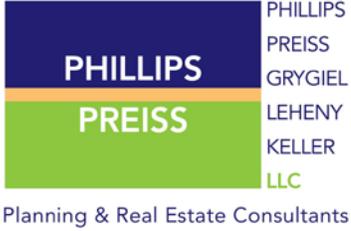


Planning & Real Estate Consultants

be a minimum of 1,000 square feet. While recognizing that this is not a “shall” requirement, the applicant should speak to the sufficiency of the proposed plaza area for outdoor seating/gathering space.

6. The applicant should provide testimony regarding the proposed fencing and retaining wall. As per §315-43B, no fence shall exceed six feet in height. The applicant should speak to the total height of the proposed fence and retaining wall along the northern boundary of the subject property. Variance relief may be required.
7. The applicant should provide testimony concerning the adequacy of proposed landscaping and screening measures particularly in the vicinity of the adjacent single-family residences along the northern and eastern boundaries of the subject property. These residences lie along the proposed loading area, surface parking lots, and pedestrian circulation areas. The applicant should indicate whether any proposed operations or activity on the site would impact neighbors in these specified areas.
8. The applicant should provide testimony with respect to a number of building design requirements stipulated within the Redevelopment Plan, as follows:
  - a. At least 60 percent of the Bloomfield Avenue facade at ground level shall include active uses, including the event space, as well as any or all of the following: entry lobby, leasing office and resident amenities such as lounges or gyms. Utility and mechanical rooms, parking garage entries and parking spaces shall not be considered active uses. *The applicant should confirm provision of the same.*
  - b. Along Bloomfield Avenue, areas of glazing and doors shall comprise at least 40 percent of the ground-floor façade area within each bay. *The applicant should confirm provision of the same.*
  - c. The remaining facades (not fronting on Bloomfield Avenue) shall have six (6) inch or greater breaks in material and color for every sixty (60) horizontal feet at a minimum. *It is unclear if the other facades are conforming with this requirement; the north elevation (along the top floor) and the east elevation (along the 2nd floor) appear to have stretches greater than 60 feet without breaks in material or color. However, these areas do feature significant fenestration in between so as to not create the appearance of a blank facade. The applicant should accordingly clarify.*
  - d. Balconies are permitted and they should be fully or partially-recessed relative to the adjoining façades. *The applicant proposes a number of balconies which protrude from the building and extend beyond the adjoining facades. Again, this is not a “shall” requirement, but the applicant should speak to the reasoning for the proposed design alternative as it results in building overhangs which cause insufficient setbacks.*
  - e. Along the Bloomfield Avenue frontage, the top floor of the building shall be stepped back at least five (5) feet relative to the floor below. *While the applicant conforms with this requirement almost uniformly, a small portion of a 2-bedroom unit on the 6th floor appears to extend into the required 5 foot setback from the lower floors. The applicant should accordingly clarify, variance relief may be required.*

- f. With respect to structured parking, punched openings that echo or relate to the shape and placement of windows on upper floors shall be provided. Punched openings to garage parking areas should be fitted with metal mesh, metal grilles with a decorative pattern or texture, or with frosted, opaque, or spandrel glazing. *The applicant proposes areas of fenestration which appear to be similar to residential windows. The applicant should clarify if these windows are to include a frosted/opaque treatment. It should be noted that reflective and mirrored glass shall not be permitted on the ground floor.*
9. The applicant should provide additional details pertaining to the proposed colors, materials, and illumination for any signage associated with the development.
10. The applicant should provide testimony regarding proposed rooftop appurtenances, and specifically the proposed rooftop appurtenance coverage, which is required to be no more than 20 percent of the roof area. The applicant should also provide information regarding visibility of any proposed rooftop equipment and proposed screening measures.
11. The applicant should provide testimony regarding the proposed lighting fixtures and their respective intensity. As noted above, the applicant requires variance/waiver relief related to multiple lighting requirements. The applicant should clarify which lighting fixtures are proposed to not be shielded and the reasoning for doing so. The applicant should also speak to potential lighting and visual impacts to nearby vehicular traffic or surrounding properties, particularly along the property lines of adjacent single-family residential properties to the north and east. It should be noted that the applicant's lighting plan indicates areas of lighting spillover greater than 0.5 footcandles within Lots 43 and 45 (residential). Additional areas of lighting spillover occur within Lots 1, 6, and 8, which consist of parking and commercial uses. The applicant has indicated a maximum of 9.8 footcandles along the Bloomfield Avenue frontage. The applicant should additionally clarify the proposed hours of lighting operation.
12. The applicant should provide testimony with respect to proposed green building elements, and the confirm that the building would qualify for enough points to achieve at a minimum the U.S. Green Building Council's LEED Silver Certification Standard, as required by the Redevelopment Plan.
13. As "c" variances are required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variances for this specific piece of property would substantially outweigh any detriment (the "positive criteria"). In addition, the Board must be satisfied that the granting of the variances would not cause substantial detriment to the public good or substantially impair the intent and purpose of the master plan and zoning ordinance (the "negative criteria").
14. As several design waivers are required from the Township Development Requirements and Standards, testimony should be provided stating reasons for the requested waivers in accordance with the requirements of the MLUL at N.J.S.A. 40:55D-51a. Such waivers may be granted if the literal enforcement



of one or more provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.

We trust that the above information is responsive to your needs.

Respectfully submitted,

Paul Grygiel, AICP, PP  
Principal

cc: Amanda Waters, Board Secretary  
Anthony Marucci, PE, LS, PP, Board Engineer  
Michael Rubin, Esq., Board Attorney  
Thomas J. Trautner, Esq., Applicant's Attorney