

MARUCCI ENGINEERING ASSOCIATES, LLC

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July 21, 2025

Honorable Chairman and
Members of the Zoning Board
Township of Bloomfield
One Municipal Plaza
Bloomfield, NJ 07003

Re: 224 Broughton Avenue
Map 33 Block 901 Lot 1
Luis Alicea (applicant)
Hike Bajro aka Bajro Management LLC (owner)
Zone: R-1B, Single Family Residence District

Dear Chairman and Members of the Zoning Board,

This application proposes a tattoo parlor on the ground floor of the subject property.

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

- + Standard Development Application
- + Property Survey prepared by Schmidt Surveying dated April 2, 2025
- + Architectural Plans prepared by P+A2 Studio LLC, Steven B. Lazarus, AIA, dated May 29, 2025

The subject property is located in the R-1B, Single Family Residence District. However, it is occupied as a mixed-use building with commercial space on the ground floor, and residential use on the second floor.

The site is situated on a corner lot, having frontage of 35.55 feet on Broughton Avenue and 100 feet on Norwood Place, with a total lot area of 3,539 square feet.

An existing, detached two car garage, is accessed from Norwood Place.

Historically, tattoo parlors were prohibited within the Township of Bloomfield.

In 2024, the Governing Body amended the zoning ordinance to define tattoo parlors as personal services, and as permitted uses in the B-2, Neighborhood Business Zone, and the CBD, Central Business District, on the ground floor only.

This application proposes a tattoo parlor in the R-1B zone, where said use is not permitted.

Therefore, the application is appropriately before the Zoning Board, for Minor Site Plan approval, a D-1 Use variance, and Class C parking variance.

ARCHITECTURAL PLAN REVIEW

SHEET VA.0

This sheet shows the proposed location of the subject property.

The zoning table indicates that the tattoo shop will occupy approximately 937 square feet of the ground floor.

SHEET VA.1

The floor plan shows entrance to the shop from Broughton Avenue to a reception/waiting area.

Four (4) partitioned, tattoo stations or booths, are proposed.

The reception/waiting area can accommodate seating for seven (7) customers.

The remainder of the space includes an office, lunch area and bathroom.

The proposed front elevation indicates the existing entrance is to remain.

The existing four (4) windows on the Broughton Avenue facade, will be decaled with the words, "INKDYOU TATTOOS".

COMMENTS/RECOMMENDATIONS

- According to the Standard Development Application, the applicant is identified as Luis Alicea. The architectural plan title indicates "INKDYOU TATTOO SHOP".
Is this a corporation, LLC, or other entity, that may require legal representation?
- Testimony shall be provided that the applicant possesses a current license, as required by the appropriate department or agency within the State of New Jersey, to perform tattoo services.
- A Class D-1 Use variance relief is required for the non-permitted use in the R-1B, Single Family Residence Zone.
- Testimony shall be provided as to the number of employees, including management personnel, and the days and hours of operation.
- Testimony shall be provided as to how refuse and recycling will be handled.
How will excess tattoo materials be disposed of, such as used needles, inks, dyes, etc.?
- Testimony shall be presented with respect to any proposed signage.
Is signage limited to the window decals, and what is the proposed lettering height?

- On-site parking is limited to the existing two car detached garage accessed from Norwood Place. Does the applicant have access to the garage or is the garage designated for the residential component of the subject property?

Based on the number of proposed tattoo booths, four (4), at maximum occupancy, four (4) artists and four (4) customers, a total of eight (8) parking spaces may be needed.

The current zoning ordinance, Section 315-41: Specific Off-Street Parking Requirements, does not specifically address tattoo parlors or personal service establishments in general.

Retail Sales and Services require 1 space per 150 sf

A gross floor area of 937 square feet = 6.25, or 6 parking spaces.

- Class C parking variance is required due to the limited on-site parking provided on the subject property.
- Testimony shall be provided by the applicant or applicant's professionals in support of the required variance relief.
- My office defers to the board's planning consultant with regards to planning issues on this project.
- My office defers to the board's traffic engineer with regards to traffic and parking issues.
- Should the board act favorably on this application, the following conditions are recommended:
 - + A zoning application shall be submitted for approval of the proposed exterior signage.
 - + Application shall be submitted to the Building/Construction Department for interior fit-out plans and permits.
 - + Permits shall be obtained from the Bloomfield Board of Health, having jurisdiction over tattoo parlor licensing and operations.

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
Zoning Board Engineer