

MARUCCI ENGINEERING ASSOCIATES, LLC

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July 14, 2025

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

Re: 219-227 Broad Street
Map 20 Block 516 Lot 1 & 5
223 Broad Street, LLC (applicant)
223 Broad Street, LLC (owner Block 516 Lot 1)
Anthony Pisa (owner Block 516 Lot 5)
Zone: PO/R, Professional Office/Residence District

SECOND REVIEW

Dear Chairman and Members of the Zoning Board,

The applicant has submitted revised architectural plans & engineering site plans pursuant to comments/concerns raised by zoning board members and interested parties during the April 24, 2025, public hearing.

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

- + Engineering Site Plans prepared by AWZ Engineering, Inc., Adnan A. Khan, PE, CME, revised to June 17, 2025
- + Architectural Plans prepared by Mistry Design, Yogush Mistry, Architect, revised to June 6, 2025
- + Landscaping Exhibit prepared by AWZ Engineering, Inc., Adnan A. Khan, PE, CME, dated April 30, 2025

ENGINEERING SITE PLAN REVIEW

SHEET C-03

The trash area, labeled 'Trash Enclosure', is relocated to the rear of the parking area.

The original trash room, located on the ground floor, will be converted to a gym for residents, as shown on the architectural plans.

A bicycle rack is shown at the rear of the parking area.

ARCHITECTURAL PLAN REVIEW

SHEET A2.01

The Parking Level Floor Plan shows a proposed Gym, which was originally the trash room.
The Second and Third Floor Residential Plans indicate a reduction in the number of units from 32 to 30.

SHEET A4.01

The Broad Street Front Elevation indicates that the driveway clearance height is increased to seventeen (17) feet.

Additional fenestration is shown in the location of the proposed Gym.

COMMENTS/RECOMMENDATIONS

These architectural and engineering plan revisions should satisfy some concerns raised by board members and other interested parties.

- The increased height of the Broad Street entrance to the rear parking area, and the relocation of the trash/recycling area to the rear of the parking area, will allow for safer and more efficient trash collection and delivery services.
Garbage trucks and other delivery trucks will be able to utilize the Broad Street driveway for both ingress and egress.
Trucks will be able to turn around and exit onto Broad Street.
The New Street driveway access will be limited to residential tenants and guests.
- The proposed ground-level Gym will provide an amenity for the residential tenants.
- Additional fenestration will provide a more aesthetic appearance to the Broad Street front façade.
- The application originally proposed 32 apartments.
The revised architectural floor plans reduce the apartment count to 30 units.
The reduction in the number of apartments will reduce the proposed density.
The original density was proposed at 47.6 units/acre for 32 residential units.
The revised density will be 44.6 units/acre for the proposed 30 residential units.
- It should be noted that the original number of proposed parking spaces remains, while the residential unit count is reduced.
- The landscape plan predates the revised June 17, 2025, engineering site plan.
The landscape plan shall show the proposed trash enclosure and bicycle rack area.

- A detail of the trash/recycling area shall be provided by the applicant's engineer.
The trash enclosure shall be designed with six (6) feet high masonry walls on all sides except the access side.
The access side shall be equipped with two – six (6) feet wide by six (6) feet high swinging chain link gates, with privacy slats.
The floor shall be eight (8) inch thick reinforced concrete slab construction.
The five (5) feet setback between the proposed trash enclosure and the rear property lines of the adjoining properties fronting on New Street shall be buffered with evergreen trees.
- Comments and recommendations expressed in my engineering report dated February 7, 2025, as applicable, are incorporated and made a part of this second review.
- The applicant's professionals shall provide detailed testimony with respect to the proposed revisions to both the architectural plans, engineering site plans, and landscape plans.

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