



**Consulting & Municipal
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July 30, 2025
Via E-Mail

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

**Re: Traffic Review for
Proposed Tattoo Shop
Application ZB #2025-23
224 Broughton Avenue
Block 901, Lot 1
Township of Bloomfield, Essex County, New Jersey
Our File No. 115.BFZ0901.P01**

Dear Chairman and Members of the Zoning Board

This application is requesting a use variance and minor site plan approval in order to occupy the ground floor of the existing two-story mixed use building on the subject property with a tattoo parlor. CME has performed our Traffic Review for the above-referenced site plan application. The following documents were received by our office:

- A. Survey Plan entitled, "Boundary Survey // Tax Lot 1 – Block 901 // 224 Broughton Avenue // Township of Bloomfield // Essex County, New Jersey", (1 Sheet) prepared by Andrew A. Schmidt, P.L.S., of Schmidt Surveying, dated April 2, 2025;
- B. Tax Map of the area surrounding 224 Broughton Avenue stamped February 26, 2019;
- C. Architectural Plan Set entitled "Tattoo Shop // Convert to Tattoo Shop // 224 Broughton Avenue, Bloomfield, NJ", (2 sheets) prepared by P+A2 Studio, LLC, dated May 28, 2025;
- D. Architectural Plan Set entitled "INKDYOU Tattoo Store // Proposed Tattoo Store", (2 sheets) prepared by Steven B. Lazarus, A.I.A., of P+A2 Studio, LLC, dated May 29, 2025;
- E. Application Package (26 pages) prepared by Luis Alicea, dated February 24, 2025 consisting of Cover Letter, Standard Development Application, and Other Application Documents;

CONSULTING AND MUNICIPAL ENGINEERS LLC

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000

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- F. Zoning Board Engineer Review Letter prepared by Anthony Marucci, P.E., L.S., P.P., of Marucci Engineering Associates, LLC, dated July 21, 2025;
- G. Zoning Board Planning Review Letter prepared by George Wheatle Williams, P.P., AICP, and Steven Martini, P.P., AICP, of Nishuane Group, LLC, dated July 18, 2025;

We have the following comments relative to traffic, circulation, parking, and loading pertaining to Application ZB #2025-23:

Traffic

- 1. We defer all other non-traffic, non-circulation, non-parking, and non-loading issues to the appropriate Zoning Board Professionals.
- 2. It should be noted that the Applicant has not submitted a traffic report for this application. The Applicant should submit a traffic report that indicates how many trips the proposed use will generate in the typical peak hours (weekday AM, weekday PM, weekday Saturday) and should indicate if the proposed use will generate a significant increase in traffic.

Parking and Loading

- 3. The architectural plans do not depict existing or proposed parking. Our review of the Township Ordinance § 315-41 does not contain specific parking requirements for tattoo parlors or general parking requirements for personal service establishments. Parking requirements for similar uses that are listed in the ordinance include retail services and medical/dental offices. Retail services under the ordinance have a requirement of 1 space per 150 square feet and medical/dental offices have a requirement of 4 spaces per practitioner.

The square footage of the proposed tattoo store is listed on the architectural plan as 937 square feet. The Architectural plan depicts 4 tattoo booth rooms which would correlate to 4 tattoo practitioners. The architectural plans list 6 occupants for the waiting area and 6 occupants for the business area, but the waiting area depicts 7 seats and it is unclear how the 6 occupants are seated in the 4 proposed tattoo booth rooms. The Applicant's Engineer should provide testimony on the parking needs for the site.

- 4. It should be noted that on-site parking for the existing building appears to be limited to the existing two-car detached garage accessed from Norwood Place. The Applicant's



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Engineer should indicate if they have access to the garage or if the garage is limited to the residential component of the subject property.

5. No parking spaces appear to be proposed onsite. The Applicant's Engineer should apply for a waiver and provide testimony on the parking issues. It should be noted that the Township Ordinance § 254-56 indicates that Broughton Avenue has Parking Prohibitions on Wednesdays 9am – 12pm on Wednesdays on the east side of the street and Thursdays 9am – 12pm on Thursdays on the west side of the street.
6. The Applicant's Engineer should propose ADA and EV parking spaces required by the Construction Code and the State's Model EV Ordinance.

Circulation Plan

7. The Applicant's Engineer should provide testimony on how design vehicles are expected to service the property (i.e. garbage, fire, delivery trucks).

Other

8. Fire lanes and striping are subject to the approval of the Fire Subcode Official.

Should you have any questions concerning this matter, please do not hesitate to contact our office.

Sincerely,
CME ASSOCIATES

Kevin E. Chen, P.E., PTOE
Zoning Board of Adjustment
Traffic Engineer's Office

CC: Amanda Waters – Zoning Board Secretary
Anthony Marucci, P.E., P.L.S., P.P. – Zoning Board Engineer
Steven Martini, P.P., AICP, Zoning Board Planner