



**Consulting & Municipal
ENGINEERS**

3141 Bordentown Ave.
Parlin, NJ 08859
732.727.8000 ☎
www.cmeusa1.com 🌐

August 4, 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 #2 for
Amended Final Major Site Plan
3X Lawrence, LLC
Application ZB #2025-04
25 Lawrence Street
Block 94, Lots 12 and 14
Township of Bloomfield, Essex County, New Jersey
Our File No. 115.BFZ0094.P01**

Dear Chairman and Members of the Zoning Board

This application is requesting amended Final Major Site Plan approval in order to construct a new three-story residential building at the above subject property containing 12 residential one-bedroom dwelling units and associated site plan improvements. CME has performed our Traffic Review for the above-referenced site plan application. The following documents were received by our office:

- A. Architectural Plan Set entitled, "New Building: 25-29 Lawrence Street, Bloomfield, New Jersey, Block: 94, Lot: 12-14", (6 Sheets) prepared by Orestes Valella, AIA PC., dated July 15, 2021 and last revised June 6, 2022;
- B. Architectural Plan Set entitled, "New Building: 25-29 Lawrence Street, Bloomfield, New Jersey, Block: 94, Lot: 12-14", (3 4 Sheets) prepared by Orestes Valella, AIA PC., dated August 23, 2024 **and last revised July 22, 2025**;
- C. Planning Exhibit entitled, "Surrounding Development Analysis", (1 Sheet) prepared by Burgis Associates, Inc., dated July 15, 2022;
- D. Site Plan Set entitled "Amended Final Site Plan Prepared for 3X Lawrence, LLC, Block 94, Lots 12 and 14, 25 Lawrence Street, Township of Bloomfield, Essex County, New Jersey", (9 sheets) prepared by J. Michael Petry, P.E., P.P., R.A., of Petry Engineering,

CONSULTING AND MUNICIPAL ENGINEERS LLC

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000

Barneget • Berlin • Camden • Howell • Medford • Monmouth Junction • Parlin



**Consulting & Municipal
ENGINEERS**

Honorable Chairman Edward Michalski and Members of the
Bloomfield Township Zoning Board
Re: Application ZB #2025-04 – 3X Lawrence, LLC
Traffic Review #2 of 25 Lawrence Street

August 4, 2025
Our File No. 115.BFZ0094.P01
Page 2

LLC, dated August 27, 2024, Rev. 1 revised September 9, 2024, **and Rev. 2 revised July 25, 2025;**

- E. Comparative Site Data Chart (1 Page), undated, accessed from the Township Website on March 24, 2025;
- F. “Drainage Statement In Connection with Preliminary and Final Site Plan 25 Lawrence Street, Block 94, Lots 12 and 14, Bloomfield, New Jersey 07003”, (4 pages), prepared by J. Michael Petry, P.E., P.P., R.A., of Petry Engineering, LLC, dated August 28, 2024 **and last revised July 25, 2025;**
- G. Submission Cover Letter (2 pages) prepared by Michael J. Piromalli, Esq., dated December 19, 2024;
- H. Application Package (26 pages) prepared by Michael J. Piromalli, Esq., dated October 14, 2024 consisting of Application, Preliminary Major Subdivision and Site Plan Checklist, Final Major Subdivision and Site Plan Checklist, Variance Application Checklist, Statement of Applicant Intent and Relief Requested, and Other Application Documents;
- I. Zoning Board Engineer Review Letter prepared by Anthony Marucci, P.E., L.S., P.P., of Marucci Engineering Associates, LLC, dated March 20, 2025;
- J. Zoning Board Planner Review Letter prepared by George Wheatle Williams, P.P., AICP, and Steven Martini, P.P., AICP, of Nishuane Group, LLC, dated April 17, 2025;

The Applicant is requesting amended final major site plan approval in order to construct a new 3-story residential building with 12 residential one-bedroom dwelling units and ~~18~~ **15** parking spaces.

We have the following comments relative to traffic, circulation, parking, and loading pertaining to Application ZB #2025-04:

Traffic

- 1. We defer all other non-traffic, non-circulation, non-parking, and non-loading issues to the appropriate Zoning Board Professionals.
- 2. **Testimony Provided.** ~~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~~



**Consulting & Municipal
ENGINEERS**

Honorable Chairman Edward Michalski and Members of the
Bloomfield Township Zoning Board
Re: Application ZB #2025-04 – 3X Lawrence, LLC
Traffic Review #2 of 25 Lawrence Street

August 4, 2025
Our File No. 115.BFZ0094.P01
Page 3

~~significant increase in traffic.~~ **The Applicant's Engineer indicated a previous approval on the site indicated 7-8 trips on 14 units and less units are proposed under this application.**

Parking and Loading

3. The Applicant's Engineer requires 22 parking spaces per Residential Site Improvement Standards for the proposed 12 one-bedroom units.

The Applicant's Engineer requires 3 EVSE / MR (Electric Vehicle Supply/Service Equipment / Make-Ready) Parking Spaces as per the State Model Ordinance on EVSE / MR Parking Spaces as found in New Jersey Statutes Annotated (NJSA) § 40:55D-66.20.3.a.(1)(a-c). Per NJSA § 40:55D-66.20.3.a.(2), 1 of the 3 required EVSE / MR parking spaces shall be sized to be accessible for people with disabilities. However, it should be noted that accessible-sized EVSE spaces cannot be used to address the general accessible parking requirements of the Construction Code.

Per Construction Code, 1 ADA parking space is required and that parking space shall be a van accessible parking space.

The Applicant's Engineer proposes 3 EV parking spaces and 1 van accessible ADA parking space. The Applicant's Engineer should revise the plan to provide an accessible EV parking space separate from the van accessible ADA parking space or provide documentation from the New Jersey Division of Consumer Affairs that the proposed arrangement of EV parking spaces meets the requirement of the State's model EV Ordinance.

4. The Applicant's Engineer proposes ~~48~~ **15** overall parking spaces. Of the ~~48~~ **15** parking spaces proposed, 3 are EV parking spaces and 1 is a van accessible ADA parking space. In addition, it should be noted that 4 of the ~~48~~ **15** parking spaces are proposed to be compact parking spaces and ~~6~~ **2** of the ~~48~~ **15** parking spaces are proposed to be tandem parking spaces.
5. The EV Credit per NJSA § 40:55D-66.20.3.e. is limited to 10% of the total required parking spaces, where 22 required parking spaces x 10% = 2.2 rounded down to 2 EVSE / MR Parking credit. The adjusted parking requirement after subtracting the EV Credit is 20 parking spaces. **The parking table should be revised to reflect the original requirement of 22 parking spaces, the adjusted requirement after EV credit of 20 parking spaces, and the proposed 15 parking spaces.**



**Consulting & Municipal
ENGINEERS**

Honorable Chairman Edward Michalski and Members of the
Bloomfield Township Zoning Board
Re: Application ZB #2025-04 – 3X Lawrence, LLC
Traffic Review #2 of 25 Lawrence Street

August 4, 2025
Our File No. 115.BFZ0094.P01
Page 4

6. The Applicant's Engineer has requested a variance from the required number of parking spaces, as the ~~48~~ **15** parking spaces overall proposed does not meet the adjusted parking requirement of 20 parking spaces. The Applicant's Engineer should provide testimony supporting the variance request. **The Applicant's Engineer previously provided testimony that all parking spaces will be assigned to the various units. The Applicant's Engineer should provide further testimony that this will remain true with the reduced parking. It appears that only 11 non-ADA, non-EV parking spaces are proposed.**
7. The Applicant's Engineer should revise the plans to provide the necessary accessible sized EV Parking space required. **Alternatively, the Applicant's Engineer should provide documentation from the New Jersey Division of Consumer Affairs that the proposed arrangement of EV parking spaces meets the requirement of the State's model EV ordinance.**
8. The Applicant's Engineer proposes ~~6~~ **2** parking spaces in the back of the site that are arranged so one parking space is directly behind another parking space. The Applicant's Engineer should provide testimony on the proposed access and operation of these tandem parking spaces. **Testimony was previously provided on the tandem parking spaces. The Applicant's Engineer should confirm the previously provided testimony with regard to the revised parking layout.**
9. **Testimony provided.** ~~It should be noted that per Township Ordinance § 315-30.O.(6), 20% of the required parking spaces may be compact spaces measuring 8.5 feet wide by 15 feet deep. The Applicant's Engineer proposes 4 compact parking spaces, which does not exceed the ordinance ($20 \times 20\% = 4$), and the proposed compact parking spaces are 8.5 feet wide by 18 feet deep. The Applicant's Engineer should provide testimony on the 4 compact parking spaces.~~
10. Per Township Ordinance § 315-30.O.(14), a bicycle space for each dwelling unit of a multifamily development is required. The Applicant's proposes 18 bicycle spaces on two bicycle racks for the proposed 12 dwelling units. **The bicycle rack detail has been clarified on the architectural plans. We defer any further comments on the bicycle racks to the Zoning Board Engineer.**
11. **Testimony Provided.** ~~Per Township Ordinance § 315-30.O.(13)(d), residential zones require parking to be 5 feet from the property line and the Applicant proposes 1.8 feet on the south side and the east side of the 12 parking spaces. The Applicant's Engineer should provide testimony on the ability of drivers to park vehicles without hitting the fence line at the property and the ability to exit the vehicle on the easternmost parking space without hitting the fence line at the property line.~~



**Consulting & Municipal
ENGINEERS**

Honorable Chairman Edward Michalski and Members of the
Bloomfield Township Zoning Board
Re: Application ZB #2025-04 – 3X Lawrence, LLC
Traffic Review #2 of 25 Lawrence Street

August 4, 2025
Our File No. 115.BFZ0094.P01
Page 5

12. **Testimony provided.** Per Township Ordinance § 315-30.O.(11), sidewalks are required between parking areas and principal structures, along aisles and driveways, and wherever pedestrian traffic occurs. No sidewalks are proposed along the driveway leading to the 6 tandem parking spaces, and no sidewalks are proposed in the vicinity of the 12 parking spaces. The Applicant's Engineer should address this concern.
13. The south side of the plans denote with a label that there are 12 parking spaces and 1 loading space, but there is no indication of the loading space location. The Applicant's Engineer should clarify where the loading space is proposed or revise the note accordingly. **Testimony was provided that loading will be done on the street frontage. The note about 1 loading space should be removed as no loading space is proposed within the site.**

Site Plan

14. The design and placement of all traffic signs and striping shall follow the requirements specified in "Manual on Uniform Traffic Control Devices for Streets and Highways," published by the U.S. Department of Transportation and adopted by the N.J. Department of Transportation. **The Applicant's Engineer should confirm intent to comply with this comment.**
15. The Applicant's Engineer should provide intersection sight distance triangles whose lengths conform to the latest AASHTO (American Association of State Highway and Transportation Officials) guidelines as published in the current edition of A Policy on Geometric Design of Highways and Streets for each driveway. The Applicant's Engineer should review the sight triangles to verify that no existing or proposed objects will obstruct the sight triangles. **The Applicant's Engineer should confirm intent to comply with this comment.**

Circulation Plan

16. The Applicant's Engineer should provide a site circulation plan showing the travel paths of the other design vehicles to verify that the on-site circulation is adequate for the design service vehicles (i.e. garbage, fire, delivery trucks). **The Applicant's Engineer provided testimony that all loading will be done on the street frontage and the trash will be brought to the curb. With receipt of the revised plan, the Applicant should confirm the previous testimony and provide testimony on the fire truck circulation access.**



**Consulting & Municipal
ENGINEERS**

Honorable Chairman Edward Michalski and Members of the
Bloomfield Township Zoning Board
Re: Application ZB #2025-04 – 3X Lawrence, LLC
Traffic Review #2 of 25 Lawrence Street

August 4, 2025
Our File No. 115.BFZ0094.P01
Page 6

Other

17. Fire lanes and striping are subject to the approval of the Fire Subcode Official. **The Applicant's Engineer should confirm intent to comply with this comment.**
18. In the Stop Bar Detail on Sheet 9, Construction Details, the desired stopping point is listed as no more than 300 feet. This max dimension for the stopping point should be revised to no more than 30 feet per the current MUTCD. **The Applicant's Engineer should confirm intent to comply with this comment.**

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