

# MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS • SURVEYORS • PLANNERS

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September 29, 2025

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

Re: 100 – 118 JFK Drive North  
Map 7 Block 130 Lot 1  
BRH 18 JFK Realty LLC (owner/applicant)  
Zone: M-1, General Industrial District

Dear Chairman and Members of the Zoning Board,

This application requests variance relief to permit two (2) principal uses to operate on the subject property, as follows:

- (a). A beauty product manufacturing company, and
- (b). A moving company which will store furniture and other personal property.

Section 315-34(E) of the current zoning ordinance permits only one principal use, on a lot.

Therefore, a D-1 Use Variance is required to permit the operation of two (2) principal uses on the subject property.

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

- + Standard Development Application
- + Boundary & Topographic Survey prepared by E2 Project Management LLC,  
Svyatoslav Hrytsay, PLS, dated July 30, 2025
- + Engineering Site Plans prepared by E2 Project Management LLC,  
Harrison Barany, PE, dated August 26, 2025
- + Architectural Plans prepared by SK2 Architects, Serdar Kayman, AIA,  
dated June 13, 2025

As a matter of history, this site is the location of the former Eskimo Pie ice cream company.

**BOUNDARY & TOPOGRAPHIC SURVEY**

The subject property is located in the M-1, General Industrial zone.

The site is situated at the northeast corner of the intersection of JFK Drive North and Willow Street.

The site contains a masonry industrial-type building with a partial second floor, and accessory parking, on a total land area of 84,506 square feet or 1.94 acres.

The site is approximately 96% impervious with buildings, structures and asphalt parking areas. A lawn area exists on the JFK Drive side where a portion of the building is recessed from the roadway.

There are four (4) loading docks within the building, adjacent to the asphalt parking area.

Vehicle access is solely from the Willow Street driveway.

In the existing condition, there are a total of thirty-nine (39) striped parking spaces, with no spaces designated for handicapped parking.

It shall be noted that the property survey indicates an additional sixteen (16) parking spaces that appear to encroach onto railroad property.

The survey contains a note: Area in use by Tax Lot 1 [subject property]  
No easement or agreement found  
Subject to title search

A Monitoring Well is situated in the parking area in the vicinity of the Willow Street access driveway near the southeast corner of the property.

## ENGINEERING SITE PLAN

### SHEET FIG. 1 - COVER SHEET

This sheet contains a Zoning Data Chart as it relates to the M-1 General Industrial Zone.

The subject property either generally complies with the bulk and setback requirements of the M-1 zone or it contains existing non-conforming conditions.

The plan provides the following square feet calculations of the proposed uses with related parking requirements.

#### Business/Office:

Required: 1 space per 300sf or 2 per each 3 employees on the largest shift [whichever is greater]

Maximum No. of employees on any shift = 4 employees [4 x 2/3 = 2.67] = 3 spaces

8,357 sf office space @ 300sf/space = 28 spaces required

**Industrial Manufacturing:**

Required: 1 space per 500sf or 2 per each 3 employees on the largest shift [whichever is greater]

Maximum No. of employees on any shift = 20 employees [ $20 \times 2/3 = 13.33$ ] = 14 spaces

27,174sf of office space@500sf/space = 54 spaces required

**Industrial Storage:**

Required: 1 space per 1,000sf or 2 for each 3 employees on the largest shift [whichever is greater]

36,181sf of office space@1,000sf/space = 36 spaces

Total required number of parking spaces = 28 + 54 + 36 = 118 spaces [using the greater numbers]

**SHEET FIG.2 - EXISTING CONDITIONS PLAN**

This sheet indicates the existing striped parking spaces [in red] to be removed.

The parking spaces encroaching onto the Norfolk Southern railroad property [Lot 6] are noted to remain, as is.

**SHEET FIG.3 - PROPOSED SITE PLAN**

This plan shows the proposed parking layout with a total of thirty-five (35) spaces, inclusive of two (2) handicapped parking spaces, and two (2) compact spaces.

The proposed parking layout provides access to the four (4) existing loading docks.

The plan notes that access to the Truck Docks is for Single Unit Box Trucks Only.  
[Limited to SU-30 and SU-40]

The aisle width varies between 21.9 feet and 22.8 feet where the parking spaces front perpendicular to the Willow Street frontage.

The remaining aisle widths vary between 24 feet to and 26.7 feet.

**SHEET FIG.4 - EXISTING LIGHTING PLAN**

This is existing exterior lighting of the parking areas and entrances to the building.

Variance relief is requested for existing non-shielded lighting fixtures to remain, where the ordinance requires shielded lighting fixtures.

Variance relief is requested for existing building-mounted flood-type fixtures to remain, where the ordinance prohibits building-mounted flood-type fixtures.

Variance relief is requested for maximum illumination at property lines.  
Maximum permitted = 0.1fc, and existing = 12.4fc.

#### SHEET FIG.5 - CONSTRUCTION DETAILS

This sheet shows standard construction and signage details.

#### ARCHITECTURAL PLAN REVIEW

##### SHEET A1.00 COVER SHEET

This sheet shows the site plot plan/survey, zoning information, and an aerial view of the existing building & parking area.

##### SHEET A1.01 FIRST FLOOR PLAN

The manufacturing area [103] is accessed from the lobby [101] and also from the loading docks [102].

The storage areas [142], [143], [145] and office [144] are accessed from the parking area and loading docks [140].

##### SHEET A1.02 SECOND FLOOR PLAN

The second floor contains storage areas [240], [241] & [242], together with several office areas.

#### COMMENTS/RECOMMENDATIONS

- Planning testimony shall be provided in support of the two (2) principal uses proposed to operate together on the subject property, inclusive of any potential compatibility issues between the two (2) uses.
- Testimony shall be provided with respect to the proposed beauty product manufacturing facility. Specific details shall include the types and nature of beauty products to be manufactured, materials and equipment required in the process, and the potential of any hazardous chemicals involved in the manufacturing process.  
Is the beauty product company, Novapac Laboratories, as shown on the building-mounted signs?

- The presence of the on-site monitoring well indicates potential contamination on the subject property.  
Testimony shall be provided as to potential site contamination, and if affirmative, what impact it may have on the proposed uses.
- Access to the second-floor storage areas and offices is only by existing staircases.  
The building is not equipped with pedestrian or freight elevators.  
How will storage of furniture and other bulky personal items be transported to the second-floor storage areas?
- Testimony shall be provided in support of the requested parking variance.  
The sixteen (16) parking spaces encroaching onto the railroad property cannot be used in parking calculations since the plan indicates no record of an easement agreement with the railroad.  
Are the sixteen (16) spaces that encroach onto the railroad property rented or leased to other entities within the vicinity of the subject property?  
How many parking spaces are needed for employees related to both uses?  
How many moving trucks will be located on the site and where will they be situated on the lot?
- Is the existing building equipped with an operating fire suppression system?
- The site plan does not address refuse and recycling. Refuse/recycling shall be provided in a secure structure provided with six (6) feet high masonry walls and concrete floor, and swinging chain link fence gates, with privacy slats.  
The location of the refuse/recycling facility shall be in a remote location on the subject property not visible to the residential properties across Willow Street.
- Testimony shall be provided as to proposed signage.  
Will the existing roof-mounted sign remain, and which company will utilize the sign?  
Will the existing building-mounted sign remain at the corner of Willow Street, and which company will utilize the sign?  
Are there any other additional proposed signs?  
Existing signs mounted on the chain link fence along the Willow Street frontage shall be removed.  
[Photograph #5 & #6]
- My office defers planning issues to the board's planning consultant, Nishuane Group.
- My office defers traffic & parking issues to the board's traffic consultant, CME Associates.

A site inspection was performed by my office on Wednesday September 24, 2025, and a series of photographs taken and attached to this report showing existing conditions.

The application proposes two (2) principal uses, without any proposed site improvements, except the restriping of the parking area and installation of traffic-related signage.

Should the Zoning Board act favorably on this application, my office recommends several site improvements, as follows:

- There appears to be sufficient space between the curb and sidewalk, along the Willow Street frontage, for planting additional shade trees.  
Additional shades trees will provide a natural buffering to the residential dwellings located along the southerly side of Willow Street.  
Approximately ten (10) shade trees can be planted at 25 feet centers, with the species and calipers as recommended by the Township Forester.  
[Photograph #1]
- Currently, refuse containers are exposed to public view in the open parking lot.  
An enclosed refuse area shall be constructed with six (6) feet high masonry walls on three sides, concrete floor, and six (6) feet high swinging chain link gates with privacy slats.  
The refuse/recycling area shall be sized accordingly to accommodate both principal uses and located on the site where it cannot be viewed from the street.  
[Photograph #2]
- Graffiti appears on the walls of the building, both on JFK Drive North and on Willow Street.  
All graffiti shall be removed by painting over to match the existing building colors.  
[Photograph #3 & #5]
- Deteriorated public sidewalks shall be repaired/reconstructed along both street frontages, as directed by the Township Engineer, in accordance with township specifications, and with permits obtained from the Township Engineer's Office.  
Measures shall be taken to prevent disturbance to the existing surveyor's monument located below the sidewalk, as shown on the attached photograph, under the cast iron frame/cover.  
[Photograph #1]
- The parking area pavement has a series of patches.  
The parking lot shall be repaved/resurfaced, prior to the restriping of the parking spaces.  
[Photograph # 4]
- Unregistered motor vehicles shall be removed from the site.

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,

A handwritten signature in blue ink that reads "A Marucci". The signature is stylized with a large, looping initial "A" and a cursive "Marucci".

Anthony Marucci, PE-LS-PP  
Zoning Board Engineer











