

MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS • SURVEYORS • PLANNERS

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August 27, 2025

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

Re: 78-80 Broughton Avenue
Map 51 Block 811 Lot 58
78-90 Broughton Ave LLC (owner/applicant)
Zone: B-2, Neighborhood Business District

Dear Chairman and Members of the Planning Board,

This application proposes the construction of a 35 feet by 30 feet, [1,050 sf], accessory building at the rear of the existing mixed-use property.

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

- + Standard Development Application
- + Property Survey prepared by Richard J. Hingos, Inc. dated December 13, 2023
- + Site Plan prepared by Stimmel Engineering dated February 24, 2025
- + Specifications and details of the proposed prefabricated garage by Carport Central

SITE PLAN REVIEW

The one story, 1,050 square feet garage, is proposed at the rear of the subject property, with side yard setbacks of 4.43 feet on both side yards, and a 5 feet rear yard setback.

A stormwater seepage pit is proposed to collect drainage runoff from the proposed building. A note indicates the roof gutters will be connected and direct runoff to the seepage pit.

A van accessible parking space is proposed closest to the rear of the principal building.

The B-2 Zone permits 100% impervious coverage, however, when residential use is introduced, impervious coverage is limited to 90%.

A residential apartment is located on the second floor. Therefore, maximum 90% impervious coverage is permitted, while 93.9% coverage is proposed.

PREFABRICATED GARAGE DETAILS

The garage has dimensions of 35 feet in width and 30 feet in depth.

The height measures 10 feet on the sides, however, it has a pitched roof.

The roof pitch is 3/12 or 3 inches of height over 12 inches in length.

This calculates to 4.375 feet to the peak, plus 10 feet, for an overall height of 14.375 feet to the peak.

Section 315-36(B)(3) limits the height of accessory garages to 15 feet.

The garage will have two (2), 10 feet by 8 feet high overhead doors, and one (1) walk-in [man door] on the left side.

COMMENTS/RECOMMENDATIONS

- The application requires Preliminary & Final Site Plan approval, and Class C Bulk variance approval for exceeding the maximum permitted lot coverage, where 93.9% is proposed and 90% is permitted.
- Testimony shall be provided as to how the proposed garage is accessory to the principal use on the subject property, and what contents will be stored inside the structure.
- Are the exterior prefabricated garage walls constructed of steel?
Will gutters be installed and directed to the seepage pit as shown on the site plan?
- Attached are photographs of the rear of the subject property.
Photographs were taken by my office on August 10, 2025.
It appears that refuse/recycling materials are exposed behind the building.
Refuse and recycling shall be screened behind the principal building.
Details of the proposed screening shall be submitted and approved by my office.
- The board should consider, as a condition of approval, replacement of the existing chain link fence along the southerly side property line, with a six feet high solid privacy fence to buffer the adjoining property.
- Testimony shall be provided as to what utilities are proposed within the accessory garage.

- Testimony shall be provided with respect to existing parking lot lighting, and any proposed security lighting.
All lighting fixtures shall be shielded to not spill onto adjacent or adjoining properties.
- Upon the issuance of zoning and construction permits, the location of the proposed garage shall be staked by a NJ licensed land surveyor to assure compliance with the approved side and rear setbacks, and an As-Built survey provided to the Zoning Office upon completion.

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, appearing to read "A. Marucci".

Anthony Marucci, PE-LS-PP
Planning Board Engineer



