

MARUCCI ENGINEERING ASSOCIATES, LLC

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January 23, 2026

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

Re: 1400 Broad Street
Map 42 Block 1174 Lot 70
Smiling LLC (owner/applicant)
Zone: B-2, Neighborhood Business District

Dear Chairman and Members of the Planning Board,

This application requests approval for the expansion of the existing dental office use situated on the subject property.

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

- + Standard Development Application
- + Property Survey prepared by Behar Surveying Associates, PC, dated December 15, 2020.
- + Architectural Plans prepared by Archworx Architectural Services, Nestor J. Asuncion, R.A., dated April 7, 2025
- + Topographic Survey prepared by Behar Surveying Associates, PC, dated September 17, 2025.
- + Engineering Site Plans prepared by Baldanza Design, Charles L. Baldanza, R.A., P.E. dated October 27, 2025.

The subject property is an irregularly shaped corner lot, having frontage on Broad Street, Hyde Road and Bellevue Avenue.

The site contains existing dental offices, which are permitted in the B-2 Neighborhood Business zone.

The application proposes an expansion of the building, and the existing dental office use.

Preliminary & Final Major Site Plan approval is required, with parking variance relief.

ARCHITECTURAL PLAN REVIEW

SHEET A-101: EXISTING CONDITION

The existing 1,480 square feet dental office operation includes a waiting area, front desk area, two (2) office areas, six (6) dental suites, and two (2) bathrooms.

SHEET A-101: PROPOSED CONDITION

The proposed expansion of an additional 549 square feet includes an enlarged waiting area, a new, two-room employee lounge, and an additional office.

SHEET A-201

This is an enlarged plan showing the required exterior ADA handicapped access ramp.

SHEET A-202

This sheet shows the exterior ADA ramp elevations

SHEET A-301

This sheet shows the building elevations.

ENGINEERING SITE PLAN REVIEW

SHEET SP-1

The site plan shows proposed conditions.

The asphalt parking area is being expanded on the Broad Street side, where indicated, by parking spaces Number 6 and Number 7.

The proposed building addition of 549 square feet wraps around the northerly side of the existing 1,480 square feet one-story building.

A van-accessible ADA parking space is proposed closest to the Hyde Road site entrance.

Seven (7) parking spaces are proposed.

An ADA handicapped access ramp wraps around the proposed addition, connecting the parking area to the main front entrance.

A striped, refuse/recycling area is shown in the parking area.

A free-standing identification sign is indicated on the Broad Street frontage.
[No sign details are provided.]

SHEET SP-2

This sheet is labeled as existing conditions.

The existing finished floor of the building is at Elevation 171.51.

The existing topography indicates that drainage runoff sheet flows towards Broad Street and into the existing stormwater inlets on Broad Street and Bellevue Avenue.

It appears that one tree [size not determined], along the Broad Street frontage, will be removed as part of this project.

SHEET SP-3

This is the proposed grading plan.

It appears that drainage runoff will continue to sheet flow onto Broad Street and into the existing stormwater inlets on Broad Street and Bellevue Avenue.

[No stormwater drainage improvements are proposed]

REQUIRED VARIANCE RELIEF

Section 315-41 regulates specific off-street parking requirements.

Note #1 states "There shall be no minimum parking requirement within the CBD or B-2 Zones, except for all new buildings and any increase in gross leasable floor area, where off-street parking shall be required pursuant to this section".

Medical/dental offices & clinics require four (4) parking spaces per practitioner.

The application proposes three (3) practitioners, for a total of twelve (12) required parking spaces.

- Class C Bulk variance relief is required for seven (7) proposed parking spaces, where twelve (12) parking spaces are required.

Section 315-30(O) regulates Off-Street Parking in the Specific Design Standards.

(13): regulates the Location of Parking.

(d): regulates minimum setbacks and required locations for parking areas and driveways.

In the B-2 zone, off-street parking is not permitted in the front yard.

- Class C Bulk variance relief is required for the location of proposed parking spaces Number 6 and Number 7, which are located in the front yard, pursuant to Section 315-30(O)(13)(d).

COMMENTS/RECOMMENDATIONS

- Testimony shall be provided by the applicant or applicant's professionals in support of the required variance relief.

- Testimony shall be provided with respect to the number of employees [inclusive of practitioners], and the days & hours of operation.
- The proposed design requires a distance of approximately 100 feet from the ADA handicapped parking space to the main front entrance, with approximately 60 feet of said distance utilizing ramps.
The applicants' professionals shall provide testimony as to how this design complies with NJ regulations, where the ADA parking space should be within the closest proximity to the main entrance of the building.
- Testimony shall be provided with respect to the storage and disposal of medical waste.
- A refuse/recycling area is indicated by striping within the paved parking area. However, there does not appear to be any screening or buffering.

Photograph #1 shows the current location and number of refuse/recycling receptacles exposed within the pavement area.

The refuse/recycling area shall be constructed as an accessory structure, with masonry walls on three (3) sides, six (6) feet in height, and with a concrete floor.
A chain link gate with privacy slats shall be installed for access.

- The proposed curbing adjacent to parking space Number 7 appears to encroach onto the Broad Street right-of-way line.

In my professional opinion, the location of proposed parking spaces Number 6 and Number 7 may be more suitable for the required ADA van-accessible parking space, given the lengthy design distance of the ADA parking space to the main front entrance.

This should be addressed by the applicant's professionals.

- Stormwater management shall be provided for the increase in impervious coverage. The design can be a drywell to capture runoff from the roof leaders and gutters, with overflow relief, to the existing drainage system on either Broad Street or Bellevue Avenue.
- A free-standing identification sign is shown on Sheet SP-1.

Photograph #2 shows the free-standing identification sign.
Will this sign remain at its current location?
Is any other signage proposed?

- **Landscaping:**
A Landscape Plan has not been provided.
Foundation plantings shall be provided to buffer the proposed building addition and ADA handicapped ramp structure.
A tree of similar species & caliper shall be planted to replace the tree shown to be removed.
- **Lighting:**
An existing or proposed exterior lighting plan has not been provided.
A Lighting Plan shall be provided to adequately illuminate the parking area and the building.
All lighting fixtures shall be shielded as to not spill onto adjacent or adjoining properties.
- Any deteriorated sidewalks within the public right of way abutting the subject property shall be repaired or reconstructed as directed by the Township Engineer's Office.
- Broad Street and Bellevue Avenue are within the jurisdiction of the County of Essex.
Essex County Planning Board review and approval shall be required, or in the alternative, a letter of no interest shall be obtained, as a condition of Planning Board approval.
- Planning Board approval shall be conditioned upon Performance and Maintenance Guarantees, and engineering inspection fees pursuant to Article VII, Section 315-50 & Section 315 51 of the current zoning ordinance.

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
Planning Board Engineer



1/19/26





1-19-26

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