

MARUCCI ENGINEERING ASSOCIATES, LLC

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POST OFFICE BOX 509
CEDAR KNOLLS, NEW JERSEY 07927

PHONE (973) 887-3066
FAX (973) 887-3066

October 17, 2025

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

Re: 936 Broad Street
Map 34 Block 931 Lot 50
TEMPLE NER TAMID (applicant/owner)
Zone: R-1A, Single Family Residence District

Dear Chairman and Members of the Zoning Board,

This application proposes an expansion to the existing house of worship situated on the subject property. Houses of worship are not permitted in the R-1A, Single Family Residence District, therefore, a D-2 Use Variance is required for the expansion of an existing, non-conforming use.

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

- + Standard Development Application
- + Architectural Plans prepared by Brawer Hauptman & Larkin Architects, dated August 5, 2025
- + Boundary & Topographic Survey prepared by Control Point Associates, Inc., dated February 27, 2025, and signed & sealed by James D. Sens, PLS, on June 18, 2025
- + Preliminary & Final Site Plans prepared by Bohler, LLC, R. L. Streker, PE, dated July 28, 2025
- + Stormwater Management Report prepared by Bohler, LLC, Robert L. Streker, PE, dated July 2025
- + Traffic Statement prepared by TPD, Inc., Paul B. Going, PE & David W. Fahim, PE, dated July 28, 2025

BOUNDARY & TOPOGRAPHIC SURVEY REVIEW – EXISTING CONDITIONS

The subject property contains an existing house of worship, Temple Ner Tamid, which has occupied the premises since 1980.

Township records indicate the site was utilized as a house of worship since 1960.

The current building footprint occupies approximately 18,724 square feet, on a total land area of 100,973 square feet or 2.318 acres.

The site contains a seventy-one (71) space parking lot, inclusive of four (4) ADA parking spaces, and with driveway access on Broad Street, an Essex County maintained roadway.

The site abuts the rear property lines of the single-family dwellings fronting on Yantecaw Avenue to the north, and the Glen Ridge Country Club to the south and to the west.

The application proposes two (2) upper-level building expansions on the east side [1,038sf & 1,221sf], one (1) lower-level expansion on the east side [356sf], and a westerly upper-level building expansion [2,580sf], for a total building expansion of 5,195 square feet.

ARCHITECTURAL PLAN REVIEW

SHEET A102 Lower Level

The lower level appears to add a lounge, two meeting rooms, a multi-purpose room, and two bathrooms.

SHEET A103 Upper Level

The upper level expands the sanctuary, classrooms, bathroom facilities, maintenance and storage rooms.

SHEET A200 Building Elevations

This plan shows all existing and proposed building elevations.

PRELIMINARY & FINAL SITE PLAN REVIEW

SHEET C-301 SITE PLAN

The site plan shows the existing building footprint situated on the subject property, together with the proposed additions/building expansions on the front (east side) and rear (west side).

The plan also indicates the curb and driveway widening in the vicinity of the main building entrance, together with ADA access.

The access driveway from Broad Street is proposed to be widened to 24 feet, to provide adequate ingress/egress to the rear parking lot.

However, a portion of the proposed widening requires the curb to be constructed along the southerly property line for a length of approximately seventy (70) feet.

Section 315-30: Specific Design Standards, (O): Off-Street Parking, (13): Location of Parking, (d): Minimum setbacks and required locations for parking areas and driveways in residential zones, minimum of five (5) feet in the side and rear yards only.

The existing children's playground is shown to be relocated approximately ten (10) feet to the west. The dimensions of the playground and the setback to the northerly residential side property lines appear to be identical to the existing measurements.

This sheet provides a Zoning Table with bulk requirements and parking requirements.

Variance relief is required as follows:

- The subject property is situated in the R-1A, Single Family Residence District, where houses of worship are not permitted.
A D-2 Use variance is required for the expansion of an existing non-conforming use.
- Maximum Building Coverage: The R-1A zone permits 20% maximum building coverage
Existing Building Coverage = 19.38%
Proposed Building Coverage = 23.34%
Class C Bulk variance is required for exceeding maximum permitted building coverage
- Maximum Lot Coverage: The R-1A zone permits 45% maximum impervious lot coverage
Existing Lot Coverage = 54.58%
Proposed Building Coverage = 59.19%
Class C Bulk variance is required for exceeding maximum permitted lot coverage
- Parking: 104 parking spaces are required
Existing number of parking spaces = 71 spaces
Proposed number of parking spaces = 71 spaces
Class C Bulk variance is required for not meeting the required number of parking spaces
- Design Standards: Section 315-30:(O)(13)(d); location of Parking
Driveway shall be setback a minimum of five (5) feet from the side property line.
A portion of the proposed driveway, approximately 70 feet in length, is proposed at zero feet.

SHEET C-501 DRAINAGE & UTILITY PLAN

The site contains an existing drywell system that was required from the previous 2002 approval. This design proposes a second drywell, for the front addition, with an overflow connected to the inlet on Broad Street, which is part of the Essex County drainage system.

The design proposes an underground infiltration system for the rear addition.

SHEET L-101 LANDSCAPE PLAN

Two American Hornbeam trees are proposed on the south side of the children's play area.
Five Green Giant Arborvitaes are proposed along the northerly sideline in the vicinity of the rear yards of Lots 63 and 64, together with some shrubs.
Foundation plantings are proposed along the rear, westerly addition.
No foundation plantings are proposed along the front, easterly addition.

SHEET L-201 LIGHTING PLAN

Lighting bollards are proposed along the sidewalk leading from Broad Street to the main building entrance.

Sconces and building-mounted light fixtures are proposed along the main entrance and rear access doors. The parking lot lighting remains in the current existing condition.

COMMENTS/RECOMMENDATIONS

- Testimony shall be provided in support of the required variance relief.
 - + D-2 Use variance for the expansion of an existing non-conforming use
 - + Maximum Building Coverage exceedance
 - + Maximum Lot Coverage exceedance
 - + Not providing the required number of parking spaces
 - + Approximately 70 feet of driveway with zero feet setback from the side property line

- My office defers to the board's planning consultant with respect to planning issues. However, it shall be noted that the current house of worship has operated on the subject premises for over forty-five (45) years [1980], and the property was utilized as a house of worship since at least 1960. It should also be noted that houses of worship are considered inherently beneficial uses pursuant to the Municipal Land Use law.

- My office defers to the board's traffic consultant with respect to traffic and parking issues.

- Although not shown on the property survey, or on the site plan, an unscreened refuse dumpster is situated along the southerly side of the parking lot. The dumpster shall be screened with six (6) feet high masonry or concrete walls on three (3) sides with a reinforced concrete floor, and six (6) feet high swinging chain link entrance gates, and privacy slats.

- Grading & Drainage: My office concurs with the proposed drainage design and the accompanying Stormwater Management Report. The Engineer of Record shall provide verification that the Infiltration Facility Permeability Testing Requirements listed on Sheet C-501 are in compliance during the construction phase. The Engineer of Record shall provide verification that the Underground Detention Basin is constructed pursuant to the notes outlined on Sheet C-501.

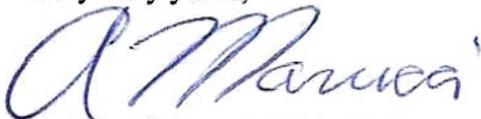
- Landscaping: Additional foundation plantings shall be provided along the easterly (front) building expansion.

- **Lighting:** The Lighting Plan notes that the existing Parking Lot Lighting has not been modeled for the proposed design.
Verification shall be required that all existing Parking Lot light fixtures are in good operating condition.
Any non-functioning light fixture shall be repaired or replaced.
- **Signage:** The subject property currently enjoys two (2) free-standing signs, an identification sign for the house of worship and a sign for the existing pre-school.
Will these signs remain?
Are additional signs proposed?
- **Planning Board approval shall be conditioned on outside agency review and approval as follows:**
 - + Essex County Planning Board approval
 - + Hudson-Essex-Passaic Soil Conservation District approval
- **Planning Board approval shall be conditioned pursuant to Article VII, Performance and Maintenance Guarantees, and Engineering Inspection fees in accordance with Section 315-50 of the current zoning ordinance.**
- **Upon completion of all improvements, applicant shall submit an As-Built property survey, for review and approval by the board engineer to assure compliance with site plan approval and all conditions outlined in the memorialized resolution, prior to any issuance of Certificate of Occupancy (C of O).**

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.

Very truly yours,



Anthony Marucci, PE-LS-PP
Zoning Board Engineer