

MARUCCI ENGINEERING ASSOCIATES, LLC

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February 9, 2026

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

Re: 321 Broughton Avenue
Map 33 Block 911 Lot 1
321 Broughton Ave LLC [Frank & Jacqueline Gabriele] (owner/applicant)
Zone: R-1B, Single Family Residence District

Dear Chairman and Members of the Zoning Board,

This application requests variance relief to convert an existing nonconforming use, [commercial storefront], to a permitted residential use [studio apartment] 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 Borrie, McDonald & Watson, Land Surveyors, Richard T. Watson, PLS, dated April 24, 2025
- + Architectural Plans prepared by GA Architecture, George Asrak, RA, dated May 19, 2025

The subject property is an undersized corner lot, situated at the intersection of Broughton Avenue & Civic Place, having an area of 2,480 square feet, with 25 feet of frontage along Broughton Avenue and 100 feet of frontage along Civic Place.

The site contains a two-story mixed-use building, with a one-story portion in the rear, and a paved parking area accommodating two vehicles, which is accessed from the Civic Place driveway.

EXISTING CONDITION

The first floor is currently occupied by commercial space [storefront deli] fronting on Broughton Avenue, and with a studio apartment in the rear, accessed from Civic Place.

The second floor contains one, two (2) bedroom apartment.

The Zoning Board approved the existing mixed-use condition on April 11, 2019, and memorialized the approval by resolution on May 9, 2019.

PROPOSED CONDITION

The existing commercial space [storefront deli] is proposed to be converted into a 564 square feet studio apartment.

In the proposed condition, there will be two (2) studio apartments on the first floor and one, two (2) bedroom apartment on the second floor.

REQUIRED VARIANCE RELIEF

The application requires Minor Site Plan approval with variance relief, as follows:

- Class D-2, variance relief is required for the expansion of a non-conforming use. The R-1B zone permits single family dwellings, where a total of three (3) residential units is proposed.
- Class D-5, Density variance relief is required, where the R-1B zone permits one residential unit on a 4,000 square feet lot, and where three (3) residential units are proposed on the existing 2,480 square feet lot.

It should be noted, all other Bulk and Setback requirements are either conforming, or existing non-conforming.

COMMENTS/RECOMMENDATIONS

- Testimony shall be provided by the applicant or applicant's professionals in support of the required variance relief.
- The board should consider that the proposed studio apartment is a permitted use, while the commercial use [storefront deli] was non-conforming in the R-1B residential zone.
- The required parking ratio does not change due to the conversion of the commercial use [storefront deli] to the residential use.
A parking variance was granted per the 2019 Zoning Board approval.
- The exterior storefront facade will be converted from a commercial appearance to a more appropriate residential appearance, with the removal of the storefront glazing and entrance door and replaced with more aesthetically pleasing residential windows and siding.
- The parking area is asphalt-paved, and buffered with landscaping, pursuant to the prior 2019 Zoning Board approval.

- The building and parking area appear to be substantially well-maintained.
[See attached current site photographs]
- No exterior site improvements are either proposed or needed, except the façade improvements.
It is recommended that the refuse/recycling receptacles be screened with fencing.

My office has no engineering issues with this application as proposed.

However, my office reserves the opportunity for further comments/recommendations pending testimony received during the hearing process.

Respectfully submitted,

A handwritten signature in black ink that reads "A Marucci". The signature is written in a cursive, flowing style.

Anthony Marucci, PE-LS-PP
Zoning Board Engineer



773-500-3937

BREAKFAST - LUNCH

SANDWICHES - WRAPS



DEAD END

DRUG FREE SCHOOL ZONE

WEEKLY SPECIALS
COFFEE/LATTE
BREAKFAST LUNCH
CATERING SANDWICHES WRAPS
LUNCH LATTE
KFAST WRAPS LA
RING COFFEE/BR
LUNCH LATTE



