



BECKMEYER
ENGINEERING, P.C.

**Zoning Board of Adjustment
Borough of Caldwell
1 Provost Square
Caldwell, New Jersey 07006**

April 27, 2023

Attn: Zoning Board Secretary

**Re: Preliminary and Final Site Plan Approval
358 Bloomfield Avenue
Block 52, Lot 25.01
Caldwell NJ, 07006
Density Review**

Dear Ms. Kim Conlon,

The applicant filed for a Preliminary Site Plan Application for a Mixed-Use Building located in the Borough of Caldwell's Redevelopment Zone, Subdistrict 1- Downtown Core 1, located at 358 Bloomfield Avenue, Block 52, Lot 25.01. The applicant proposes to develop a single story retail space into 1,030 sf. retail space and five residential one-bedroom apartments (Apartment on the first floor is proposed to be a 620 sf. COAH apartment). This application has been reviewed and approved by Caldwell Mayor and Council on October 11, 2022. The time frame that this application was scheduled in the Redevelopment Plan "Development Schedule" was September 5, 2022 through November 4, 2022 and Site Plan Approval with a Planning Board approval date as of December 31, 2022. This Planning application was submitted on November 15, 2022. Since this application requires a "D Variance" the application has been moved to the Zoning Board for review and approval. This application has been reviewed in accordance with the Borough of Caldwell Redevelopment Plan and the Redevelopment Agreement between the applicant and the Borough of Caldwell. On February 6, 2023 Mr. La Tourette, applicant's attorney requested a Bifurcated application.

General Information:

Applicant/Owner: 358 Bloomfield Avenue LLC.
15 Fairfield Place
West Caldwell, N.J. 07006
Phone: (973) 575-5200
Email: eric@arceroof.com

**Owners of the
LLC:** Arkadiusz Baginski
14 Boxwood Drive
Fairfield, N.J. 07004
Luigi Colella
6 Park Lane
Oak Ridge, N.J. 07438

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Applicants William LaTourette
Attorney: 15 Fairfield Place
West Caldwell, N.J. 07006
Phone: (973) 521-5689
Fax: (973)-575-5210
Email: William.latourette@outlook.com

Applicants J. Michael Petry
Engineer and 155 Passaic Avenue
Architect: Fairfield, N.J. 07004
Phone: (973) 227-7004
Fax: (973) 227-7074
Email: mikepetry@petryengineering.com

Zoning: Redevelopment, Subdistrict 1- Downtown Core 1

Proposal: The applicant proposes to develop a single story retail space into a three story Mixed-Use Building with retail and five residential one-bedroom apartments. The first floor consists of 1,030 sf. of retail space, 620 sf. COAH apartment, bike storage room and a trash storage. The second and third floor will consist of 2-one bedroom apartments and the roof will have a roof top deck for the tenants use. The applicant seeks Variance relief for (Hardship) and [N.J.S. 40:55D-70c(2)] for Maximum Residential Density and Off Street Parking. However, Maximum Density creates a D Variance N.J.S. 40:55D-70d(5) this will need to be handled by the Zoning Board. On February 6, 2023 Mr. La Tourette, applicant's attorney requested a Bifurcated application and for only the Density to be reviewed at this time

Documents Submitted:

The following drawings were submitted and reviewed by this office:

<u>Sheet</u>	<u>Title</u>	<u>Revision</u>	<u>Date</u>
1	SP-0 Title Sheet	Rev. #1	January 13, 2023
2	SP-1 Layout Sheet	Rev. #1	January 13, 2023
2	A-101 Floor Plans	Rev. #1	January 13, 2023
3	A-201 Elevations	Rev. #1	January 13, 2023
4	A-401 Renderings	Rev. #0	June 15, 2022

The above drawings were prepared by J. Michael Petry PE,PP,RA,AIA, NJ Lic. # 36662, NJ Architect Lic. # 13144 of Petry Engineering, LLC., located at 155 Passaic Ave., Fairfield, N.J. 07004.

Boundary and Topographic Survey, prepared by Zdravko Lucin, LS. Lic. No. 36260, dated October 18, 2021.

We also reviewed the following information:

- 1) Zoning Board Application
- 2) Redevelopment Agreement, dated October 11, 2022
- 3) Cover Letter by William La Tourette, dated November 15, 2022
- 4) Caldwell Resolution 10-221 to approved Redevelopment Plan by Mayor and Council.
- 5) Cover Letter to Caldwell Mayor & Council, dated October 24, 2022
- 6) Request for Bifurcation by William La Tourette, dated February 6, 2023
- 7) Tax Status

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1. Area and Bulk Requirements:

Description Block 52, Lot 25.01		Zone Requirement	Existing	Proposed	Status
Permitted Use: Retail Services or Retail Store and Multifamily Residential		Subdistrict I- Downtown Core I	Retail	Mixed Retail/Residential	C
Min. Lot Requirements	Area (sf.)	3,000 sf.	2,838 sf.	2,838 sf.	N(1)
	Lot Width (ft.)	30 ft.	29.85 ft.	29.85 ft.	N(2)
Max. Residential Density		Sites<0.4 Acre: 40 du/ac.= 2.7 Units	N/A	77 du/ac. = 5 Units	V(3)
Max. Building Coverage		85%	100%	100%	N(4)
Principal Building	Front Yard (ft.) Bloomfield Avenue	10 to 20 ft. Measured from face of the Curb	10 ft.	10 ft.	C
	Side Yard Setback(ft.)	0 ft.	0 ft.	0 ft.	C
	Rear Yard Setback	20 ft.	0 ft.	0 ft.	N(5)
	Impervious Coverage %	90%	100%	100%	N(6)
	Maximum Building Height	Stories	4 Stories	1 Story	3 Stories
Feet		50 ft.	21.5 ft.	47 ft.	C
Parking Requirements		Residential (Per Unit) 1/2 5 Spaces	U	0 Spaces	V(7)
		Commercial (Per 1,000 GFA) 2.5/3.5 3 Spaces	U	0 Spaces	
Bicycle Parking Residential (Per Unit) Multifamily with 5 or more units		1 space per unit, not to exceed 50 spaces 5 Spaces	0	5	C(8)
Bicycle Parking Commercial		1.0 spaces per 7,500 sf. 0 Space	0	None	C
1 st Floor Transparency		60%	U	61%	C
Above Ground Transparency		30%	U	32%	C

C- Conforms, V- Variance, N – Existing Non-Conformance, EN- Expansion of an Existing Non-Conformance,
 U- Unknown and requires additional information or testimony

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- 1) Minimum Lot Area 3,000 sf. is required the existing is 2,838 sf. and no change is proposed, this is an Existing Non-Conformity a Variance is required.
- 2) Minimum Lot Width 30 ft. is required; the existing is 29.85 sf. and no change is proposed, this is an Existing Non-Conformity a Variance is required.
- 3) Maximum Residential Density required by the is Sites < 0.4 acre: 40 du/ac. = 2.7 Units. The applicant is proposing 77 du/ac. = 5 Units. Maximum Density creates a D Variance N.J.S. 40:55D-70d(5) this application has been moved to the Zoning Board.
- 4) Maximum Building Coverage required is 85%; existing is 100% and no change is proposed, this is an Existing Non-Conformity a Variance is required.
- 5) Rear Yard Setback- Required is 20 ft., existing is 0 ft. and no change is proposed, this is an Existing Non-Conformity a Variance is required.
- 6) Maximum Impervious Coverage allowed is 90%; Existing is 100% and proposed is 100%. This is an Existing Non-Conformity a Variance is required.
- 7) Parking- 8 spaces are required; no parking spaces are to be provided. The applicant shall supply a valid shared off-site parking agreement within 400 feet of site as per the Borough of Caldwell's Redevelopment Plan. A Variance may be required.
- 8) Bicycle Parking- 5 spaces is required; a bicycle room is proposed the applicant must supply details and comply with the Redevelopment plan. **Complied.**

Density Review:

On February 6, 2023 the applicant submitted a request to bifurcate this application. The applicant is requesting two Variances one for Density and one for Parking. However, outlined in my review letter dated December 28, 2022 there are additional Variances and Waivers required. Currently the applicant is requesting only a determination of the Density Variance and will apply to the Board in the future for the Parking Variance.

The applicant proposes to develop a single story retail space into a three story Mixed-Use Building with retail and five residential one-bedroom apartments. The first floor consists of 1,030 sf. of retail space, 620 sf. COAH apartment, bike storage room and a trash storage. The second and third floor will consist of 2-one bedroom apartments and the roof will have a roof top deck.

Caldwell's Redevelopment Plan's, intent for "Subdistrict I- Downtown Core I" is as follows:

"Shall be redeveloped to create a more intense mixed-use area serving the heart of Caldwell's downtown. Residential uses are located above the ground floor and provide options for downtown living in a vibrant pedestrian -friendly environment. Two-to Three-story buildings create a continuous street wall on Bloomfield Avenue with active ground-floor uses, such as retail and restaurants..... New developments make use of shared parking arrangements to take advantage of different peak parking demands of each use."

The Caldwell Redevelopment Plan, Subdistrict I- Downtown Core I, maximum allowed density for this property is 40 dwelling units per acre equaling 2.4 dwelling units allowed. The applicant is proposing 5 dwelling units equating to 77 dwelling units per acre creating a D(5) Intensity Variance N.J.S. 40:55D-70d(5). Therefore, the Board should determine if the density for positive criteria outweighs the negative criteria project.

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Should you have any questions, I can be reached through email at gbeckmeyer@caldwell-nj.com.

Yours Truly,
Beckmeyer Engineering, P.C.



**Glenn M. Beckmeyer P.E., P.P., CME, CFM
Borough Engineer
Borough of Caldwell**

**Cc: Mayor Garrett Jones
B.J. Kurus Chairman
Thomas Tucci, Business Administrator
Brittany Henn, Deputy Clerk
358 Bloomfield Avenue, LLC, Applicant
William La Tourette, Applicants Attorney
J. Michael Petry P.E., Applicants Engineer**