

Feasibility Analysis

Property Development Research

747 Bloomfield Ave, Clifton, New Jersey, 07012

January 30, 2026

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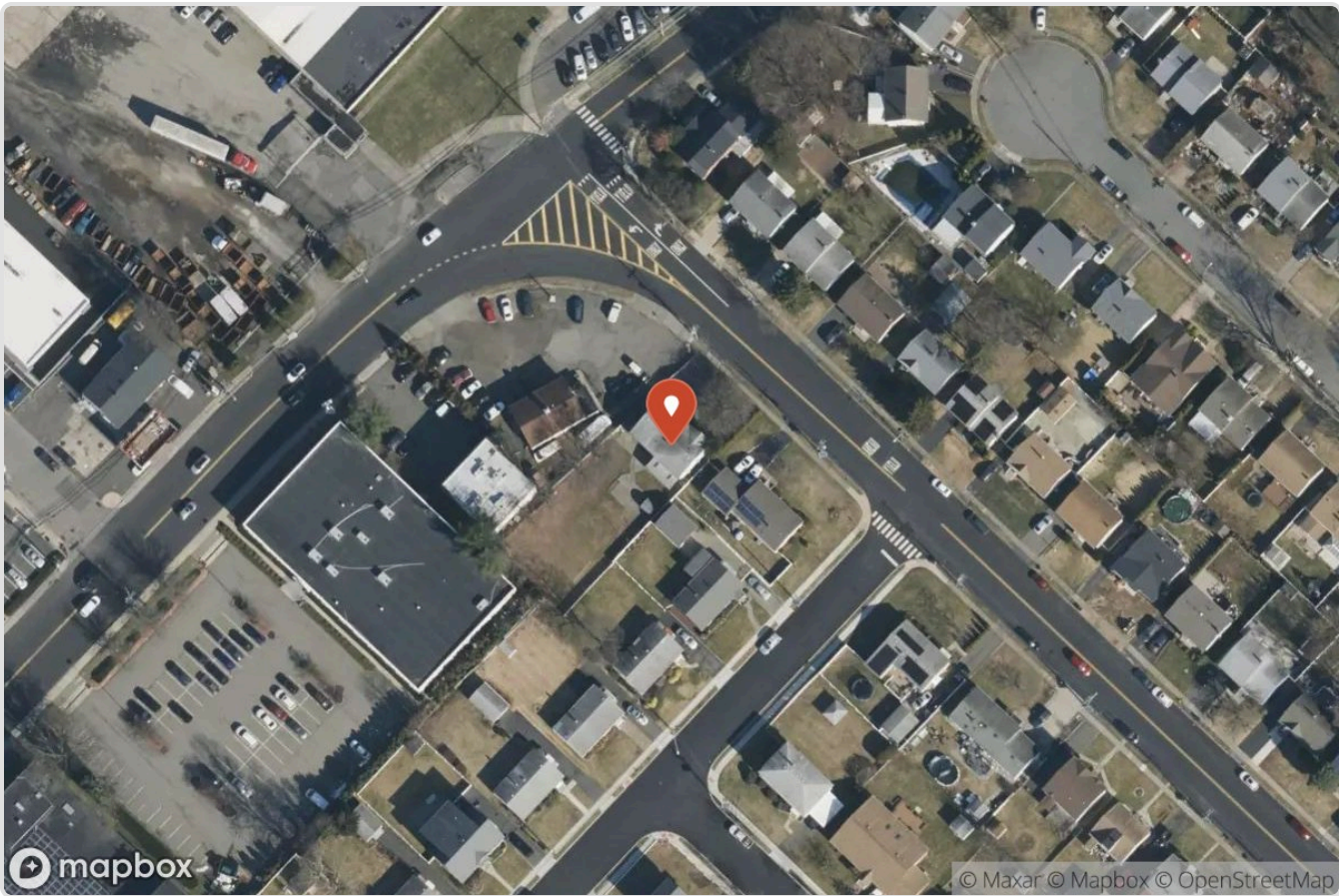
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Project Overview

This feasibility analysis provides a comprehensive evaluation of development opportunities and constraints for the subject property. The analysis covers zoning compliance, site characteristics, and regulatory requirements based on current municipal codes and regulations.

Site Context



Satellite View

PROPERTY ADDRESS

747 Bloomfield Ave, Clifton, New Jersey, 07012

CONSTRUCTION TYPE

New Construction

PROJECT SCOPE

Highest and best use

REPORT DATE

January 30, 2026

REPORT TYPE

Feasibility Study

Feasibility Report: 747 Bloomfield Ave, Clifton, NJ

Planning-level analysis only. Not a substitute for formal zoning verification or professional certification.

1.0 Executive Summary

1.1 Key Issues and Unknowns

- **Strict Lot Coverage:** The maximum lot coverage is limited to 27%, which significantly constrains the building footprint for new construction.
- **Density Limits:** While the zone is "Residential Apartment," the specific maximum density (units per acre) is not explicitly detailed in the GIS attributes and requires verification in the [City of Clifton, NJ Zoning - eCode360](#).
- **Height Restrictions:** Specific height limits (in feet or stories) were not provided in the attribute data, though typical garden apartment zoning often limits to 2.5 or 3 stories.
- **Parking Requirements:** Multi-family parking in New Jersey is often governed by RSIS (Residential Site Improvement Standards), which may dictate site layout and reduce buildable area.

1.2 Summary of Findings

Proposed use: New Construction (Highest and Best Use). Based on the zoning designation, this implies a multi-family residential apartment building.

Use status (planning-level): By-right. The property is located in the **RA3 (Residential Apartment District - 3)**. Multi-family residential uses are the primary intended use for this district, subject to site plan approval. Commercial uses would likely require a variance.

Size and capacity: The site is approximately **10,678 sq ft**. Due to the **27% maximum lot coverage**, the building footprint is capped at approximately **2,883 sq ft**. Assuming a typical 3-story height limit for apartment districts, the maximum Gross Floor Area (GFA) would be approximately **8,600 sq ft**. This suggests a "Highest and Best Use" of a boutique apartment building (approx. 6-9 units depending on unit mix) or a row of townhomes, rather than a large-scale complex.

Conclusion: (a) **Feasible:** The concept of new residential construction is feasible from a zoning standpoint. (b) **Path:** Site Plan Approval (By-right use). (c) **Critical Confirmation:** Confirm if the 27% coverage applies to *building coverage* or *impervious coverage*. If it is building coverage, the project is viable. If it is total impervious coverage (including parking), the site capacity is severely limited.

1.3 Working Inputs and Assumptions

Provided by user:

- Address: 747 Bloomfield Ave, Clifton, NJ
- Goal: Highest and best use / New Construction

Derived from public data:

- **Parcel ID:** 1602_57.01_2
- **Zone:** RA3 (Residential Apartment District - 3)
- **Lot Area:** 10,678.05 sq ft
- **Setbacks:** Front 25', Rear 35', Side 6' (16' combined)
- **Max Coverage:** 27%

Assumed by agent (planning-level):

- Assumed "Lot Coverage" refers to building footprint, not total impervious surface (standard interpretation in NJ unless specified).
- Assumed height limit of 3 stories / 35 feet (typical for NJ suburban apartment zones).
- Assumed parking will be surface level due to lot size constraints making structured parking inefficient.

2.0 Project Overview

2.1 Site Identification

The subject property is located at **747 Bloomfield Ave, Clifton, NJ 07012**.

- **Parcel ID:** 1602_57.01_2
- **Owner:** GHARIA NIVEDITA N
- **Coordinates:** 40.848509, -74.151815
- **Source:** [Parcel_Clifton_ModIV_2025](#)

2.2 Existing Conditions and Surrounding Context

The site is an approximately 0.25-acre parcel located on Bloomfield Avenue, a major thoroughfare. The current assessed value is \$205,300. The surrounding context of Bloomfield Avenue typically features a mix of commercial frontage and residential uses. The specific zoning here (RA3) indicates a transition to higher-density residential use rather than pure highway commercial.

3.0 How This Analysis Was Performed

3.1 Step 1 – Jurisdiction and Base Data

The agent queried the Clifton, NJ parcel dataset. The search returned two feature records confirming the address, owner, and specific zoning attributes.

- **Source:** [Parcel_Clifton_ModIV_2025](#)

3.2 Step 2 – Zoning District and Overlays

The GIS data explicitly identifies the zoning district as **RA3**.

- **District Name:** Residential Apartment District - 3.
- **Overlays:** No overlay districts were identified in the spatial query.
- **Reference:** [City of Clifton, NJ Zoning - eCode360](#)

3.3 Step 3 – Use Classification

Given the user's request for "Highest and Best Use" and the zone name "Residential Apartment District," the analysis focused on **Multi-Family Residential** (Apartments/Condos) as the primary use case.

3.4 Step 4 – Use Permissions

The agent evaluated the RA3 district regulations. As a "Residential Apartment" district, multi-family dwellings are the principal permitted use.

- **Reference:** [City of Clifton, NJ Zoning - eCode360](#)

3.5 Step 5 – Development Standards and Site Capacity

The agent utilized the specific dimensional standards found in the GIS attributes (derived from Zoning Board records) to calculate the buildable envelope.

- **Calculation:** 10,678 sq ft (Lot) × 27% (Max Coverage) = 2,883 sq ft Max Footprint.
- **Reference:** [City of Clifton, NJ Bulk, Height and Other Requirements](#)

3.6 Step 6 – Parking, Access, and Circulation (Planning-Level)

Parking was analyzed based on typical New Jersey Residential Site Improvement Standards (RSIS), which generally require roughly 1.8 to 2.0 spaces per unit for garden apartments.

3.7 Step 7 – Other Regulatory Layers

No historic districts or environmental overlays were detected in the provided dataset.

4.0 Use Permissions and Entitlement Path

4.1 Proposed Program

Program: New Construction Multi-Family Residential. **Scale:** Low-rise apartment building (approx. 3 stories) or Townhomes.

4.2 Use Status by Scenario

Scenario A – Multi-Family Apartments: Status: By-right. The RA3 zone is specifically designated for this use. Development requires Site Plan Approval from the Planning Board to ensure compliance with bulk standards and design guidelines.

- **Reference:** [City of Clifton, NJ Zoning - eCode360](#)

Scenario B – Mixed-Use (Retail + Residential): Status: Variance Likely. While Bloomfield Avenue is a commercial corridor, the RA3 zoning is strictly residential. Introducing retail on the ground floor would likely require a "D" variance for use, which is a higher burden of proof.

4.3 Likely Approval Path

Site Plan Review: The project will require Preliminary and Final Site Plan approval. This process involves review by the City Engineer and Planning Board regarding traffic, drainage, lighting, and landscaping.

- **Reference:** [Site Plan Approval - City of Clifton, NJ - eCode360](#)
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5.0 Development Standards and Site Capacity

5.1 Parcel Characteristics and Dimensional Standards

- **Lot Area:** 10,678.05 sq ft
- **Front Setback:** 25 feet
- **Rear Setback:** 35 feet
- **Side Setback:** 6 feet min / 16 feet combined
- **Max Lot Coverage:** 27%

Source: GIS Attributes and [City of Clifton, NJ Bulk, Height and Other Requirements](#)

5.2 Building Envelope Fit

Footprint Analysis: The 27% coverage limit is the primary constraint.

- **Max Footprint:** ~2,883 sq ft.
- **Buildable Width:** The lot width is not explicitly provided, but assuming a standard shape, the 16' combined side setback reduces the buildable width significantly.
- **Buildable Depth:** The lot depth is reduced by 60 feet (25' front + 35' rear).

Capacity: A 2,883 sq ft footprint allows for roughly 2-3 units per floor (depending on unit size and common areas).

- **1 Story:** ~2,800 GSF
- **2 Stories:** ~5,600 GSF
- **3 Stories:** ~8,400 GSF

This envelope comfortably fits a **6-unit to 9-unit building**.

5.3 Parking, Loading, and Access

Requirement: Assuming ~8 units (2-bedroom), RSIS standards typically require ~16 parking spaces. **Space Calculation:** A standard parking space is 9'x18' (162 sq ft) plus drive aisles. 16 spaces + circulation requires approx. 5,000 - 6,000 sq ft of paved area. **Constraint:** The lot is ~10,600 sq ft.

- Building: ~2,900 sq ft
- Parking: ~5,500 sq ft
- **Total Impervious:** 8,400 sq ft (79% impervious coverage).

Critical Check: If the zoning code limits *total impervious coverage* (not just building coverage), this density may not be achievable without a variance or underground parking (which may be cost-prohibitive for this scale).

- **Reference:** [City of Clifton, NJ Off-Street Parking and Loading - eCode360](#)

6.0 Other Regulatory Considerations

6.1 Building Code and Life Safety (High-Level)

Construction Type: New construction of this size (under 3 stories, residential) typically falls under Type V (Wood Frame) construction.

- **Reference:** [City of Clifton, NJ Other Development and Building Work](#)

6.2 Environmental, Stormwater, and Infrastructure

Stormwater: Since the project involves new construction likely exceeding 1/4 acre of disturbance (approx. 10,890 sq ft), it may trigger "Major Development" stormwater regulations in NJ, requiring on-site retention/detention.

- Reference: [City of Clifton, NJ Supplementary Regulations - eCode360](#)

7.0 Feasibility Assessment and Recommended Next Steps

7.1 Summary of Opportunities and Constraints

Opportunities: The site is zoned for apartments (RA3), aligning with the "Highest and Best Use" goal. The location on Bloomfield Avenue supports density.

Constraints: The **27% lot coverage** is very restrictive. Additionally, fitting required parking on-site while maintaining setbacks and coverage limits will be the primary design challenge. The project is physically tight.

7.2 Recommended Next Steps

- 1. Zoning Verification:** Request a formal zoning determination to confirm if the 27% coverage applies to *Building Coverage* or *Total Lot Coverage*.
- 2. Concept Layout:** Commission a sketch site plan to test if a 6-8 unit building + required surface parking physically fits within the 25' front and 35' rear setbacks.
- 3. Pre-Application Meeting:** Schedule a meeting with the Clifton Planning Department to discuss the interpretation of the RA3 bulk standards.
- 4. Review Affordable Housing:** Check if Clifton has a set-aside requirement for new multi-family construction.
 - Reference: [City of Clifton, Passaic County, New Jersey 2025 Housing ...](#)

8.0 Data Limitations and Assumptions

8.1 Data Gaps and Conflicts

- **Height Limit:** The specific height limit (feet/stories) was not in the GIS attributes.
- **Density:** Maximum units per acre was not provided.
- **Lot Dimensions:** Exact width and depth were not provided, only area.

8.2 Assumptions That Could Affect Outcomes

- **Assumption:** The 27% coverage refers to Building Coverage. If it refers to Total Impervious Coverage, the project is likely not feasible as described.
- **Assumption:** The lot is rectangular. Irregular lot shapes would further reduce the buildable area given the strict setbacks.

9.0 References and Sources

1. **Parcel Data & Zoning Attributes:** [Parcel Clifton ModIV 2025](#)
2. **Zoning Ordinance:** [City of Clifton, NJ Zoning - eCode360](#)
3. **Bulk Standards:** [City of Clifton, NJ Bulk, Height and Other Requirements](#)
4. **Site Plan Review:** [Site Plan Approval - City of Clifton, NJ - eCode360](#)
5. **Parking Standards:** [City of Clifton, NJ Off-Street Parking and Loading - eCode360](#)

Disclaimer

This report is for informational purposes only and should not be considered as legal, professional, or engineering advice. Always consult with qualified professionals and verify all information with local authorities before making project decisions. Data sources and regulatory requirements are subject to change. This analysis is AI-generated and should be reviewed by licensed professionals.