

## MINUTES

### **PLANNING BOARD**

#### TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Regular Meeting

February 15, 2023

The Regular Meeting of the Planning Board was called to order at 7:30 PM by Chairman Craig Johnson.

Mr. Johnson confirmed that the meeting was being held in conformance with all regulations of the SUNSHINE LAW and proper notice had been given to the Courier News; also, the Agenda had been posted on the Township website. The Agenda for the meeting, as well as instructions for public participation in the meeting, have also been posted on the Township website and sent to the newspaper of record. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue significantly past 10:30 PM.

#### **Roll Call:**

Members present were Mr. Johnson, Mr. Graziano, Mr. Popolo, Mr. Medeiros, Ms. Illis and Mr. Leo. Mr. Robertson, Board Attorney, Mr. Silva, Neglia Engineering, and Mr. Hughes, Township Planner, were also present.

#### **Adoption of Minutes:**

January 18, 2023 Regular Meeting

A motion was made by Mr. Graziano, seconded by Ms. Illis, to adopt the Minutes of the Regular Meeting of January 18, 2023 as presented. The voice vote was unanimous.

#### **Adoption of Resolution:**

##### **App.#SP-5-22: Enginuity, L.L.C., 550 Springfield Ave., Bl. 609, L. 10 & Bl. 612, L. 1**

In accordance with the Planning Board resolution adopted on April 1, 2020, the applicant shall require approval from the Planning Board for any future tenant use of the previously unused portion of the building to ensure adequate on-site parking or to consider a request for a parking variance for such use. The applicant is now requesting a parking variance. (HB-3 Zone)

Mr. Robertson reviewed the Resolution.

A motion was made by Mr. Graziano, seconded by Mr. Popolo, to adopt the above Resolution as presented. The roll call vote was 3-0 with Mr. Johnson, Mr. Graziano and Mr. Popolo voting in favor and none opposed.

**Application for Review:**

**App.#SP-6-22: Extra Space Storage, Inc., 310 Snyder Ave.,  
Block 1901, Lot 50.02 (Unit 2), Lot 50.03 (Unit 3) (LI-Zone)**

The applicant proposes to construct a third building on the property which would contain additional Extra Space Self Storage units and be connected to the existing self-storage building. (The property is currently improved with an existing warehouse building and an existing Extra Space Self Storage building. These buildings are located on separate units under the condominium form of ownership.)

Michael Vitiello, attorney for the applicant, reviewed the application and the variances being requested. Mr. Vitiello noted that the variance for signage was not included in the notice and that if the application is approved the applicant will present that variance at a subsequent hearing.

Matthew Crinsili, engineer, was sworn, provided his educational and professional background and was accepted as an expert witness. Mr. Crinsili presented Exhibit A-1 - aerial photograph of the property and described the current conditions on the property. He indicated the location of the access driveways and outdoor storage area. Mr. Crinsili presented Exhibit A-2 – colorized rendering of the site plan with landscaping superimposed. He stated that the proposal is for a three-story expansion of the existing building and indicated the existing driveways and parking areas.

In response to questions from the Board, Mr. Crinsili indicated the location of the 23 rental parking spaces and Mr. Vitiello stated that each of the condominium unit owners will be responsible for maintenance of their area.

Mr. Crinsili further stated that there are 176 parking spaces required under the ordinance and they propose to provide 85. He noted that the self-storage use does not create much parking demand and there will only be one or two employees at the site.

Keenan Hughes, Township Planner, stated that this type of use tends to be a low generator of parking and the applicant is proposing more than what is typically provided in this type of facility.

Mr. Crinsili reviewed the loading operations and how clients would utilize the building. He stated that the office hours would be 9:30-6:00, Monday thru Saturday, and customers would have access every day of the week from 6:00 am to 10:00 pm. Mr. Crinsili indicated on Exhibit A-2 the location of the trash enclosure and reviewed the storm water management improvements, lighting and landscaping. He stated that the applicant will work with the Township professionals to save existing vegetation. Mr. Crinsili further

stated that the applicant is seeking waivers with respect to lighting, rear parking area buffer and size of the ADA parking space.

In response to further questions from the Board, Mr. Crinsili stated that the rental spaces will be for parking only and there will be no work done on vehicles in the spaces and the charging unit will comply with the township ordinance.

David Silva of Neglia Engineering reviewed the engineering report and Mr. Vitiello stated that the applicant has reviewed the report and will comply with their recommendations.

Discussion took place regarding the proposed lighting. The property will be lit from dawn to dusk. The applicant will provide additional information regarding the lighting to Neglia for analysis. It was suggested that the lighting be lowered during the hours when there are no customers accessing the site. Mr. Vitiello stated that the applicant can lower the lighting but still provide sufficient lighting for security.

Richard Bencivenga, architect, was sworn, provided his educational and professional background and was accepted as an expert witness.

Mr. Bencivenga presented Exhibits A-3, A-4, A-5, A-6, A-7 and A-8, floor plan, building elevations, materials, building renderings and views. He stated that a new sprinkler system will be installed, the height of the structure will be 40', there will be screened fencing around the parking area and they have satisfied all of the comments made by the township fire official.

Christine Cofone, planner, was sworn, provided her educational and professional background and was accepted as an expert witness. Ms. Cofone stated that she is familiar with the township ordinance and Master Plan and she has reviewed the application and prior resolutions. Ms. Cofone reviewed the criteria for granting of the requested variances and stated the opinion that the criteria has been met and that the proposed project will cause no substantial detriment to the zoning ordinance or the Master Plan.

Discussion took place regarding the proposed signage on the property. Mr. Vitiello reviewed the proposed size, lighting, number of signs, materials to be used and the proposed monument sign. He stated that the applicant will take the Board's comments regarding the signage into consideration and will present the signage for approval at a future hearing.

In response to further questions, Mr. Vitiello stated that the applicant will work with the fire department and police department regarding access to the site and advised that the existing facility is about 94% occupied and the data indicates that most of the customers come from Berkeley Heights.

**Open to the Public**

The hearing was opened to the public for questions or comments regarding the application. There were no members of the public present.

Mr. Robertson reviewed the application and the conditions of approval.

A motion was made by Mr. Graziano, seconded by Mr. Medeiros, to approve App# SP-6-22: Extra Space Storage, Inc., 310 Snyder Ave., Block 1901, Lot 50.02 (Unit 2), Lot 50.03 (Unit 3) (LI-Zone), subject to the conditions discussed and further subject to the requirements, restrictions and limitations that shall be set forth in a Resolution of Memorialization to be adopted by the Board at a future meeting. The roll call vote was 6-0 with Mr. Johnson, Mr. Graziano, Mr. Popolo, Mr. Medeiros, Ms. Illis and Mr. Leo voting in favor and none opposed.

**Adjournment:**

A motion was made by Mr. Medeiros, seconded by Mr. Graziano, to adjourn the meeting. The voice vote was unanimous and the meeting adjourned at 9:50 p.m.

Regina Giardina, Secretary Pro-Tem