

MINUTES

PLANNING BOARD

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Regular Meeting

April 19, 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. Hall, Ms. Kingsley, Mr. Popolo, Ms. Illis and Mr. Leo. Mr. Robertson, Board Attorney, was also present.

Adoption of Minutes:

February 15, 2023 Regular Meeting

A motion was made by Ms. Illis, seconded by Mr. Popolo, to adopt the Minutes of the Regular Meeting of February 15, 2023 as presented. The voice vote was unanimous.

Adoption of Resolution:

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.)

Mr. Robertson reviewed the Resolution.

A motion was made by Mr. Popolo, seconded by Ms. Illis, to adopt the above Resolution as presented. The roll call vote was 4-0 with Mr. Johnson, Mr. Popolo, Ms. Illis and Mr. Leo voting in favor and none opposed.

Application for Review:

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

Extra Space Storage, Inc. received Planning Board approval on February 15, 2023 to construct a third building on the property which would contain additional storage units. The applicant is now returning to the Board to obtain approval for the proposed signage at the site.

Michael Vitiello, attorney for the applicant, reviewed the application and the signage variances being requested. Mr. Vitiello noted that the applicant obtained site plan approval for the property on February 15, 2023.

Richard Bencivenga, architect, was sworn and accepted as an expert witness.

Mr. Bencivenga presented Exhibits A-1, A-2, A-3 - sign that would comply with the ordinance, sign that is more visible which is proposed, and sign that was originally submitted. Mr. Bencivenga reviewed the proposed signage and the variances required. In response to questions from the Board, he stated that the building and canopy signs will be internally lit, and the monument sign will have ground mounted lighting. No lighting will extend off the property. Mr. Bencivenga presented Exhibit A-4 – proposed sign as lit, and Exhibit A-5 – proposed monument sign. He stated that a variance is required for the materials proposed for the monument sign, indicated the proposed location of the monument sign and the fully compliant landscaping around the sign.

John Taikina, Planner, was sworn, provided his educational and professional background and was accepted as an expert witness. Mr. Taikina reviewed the variances being requested for the proposed signage and stated his opinion that the signage is appropriate for the site and the building, and the granting of the variances would have no substantial detriment to the public or to the Master Plan or zoning plan of the township.

Discussion took place regarding the materials to be used for the monument sign. It was suggested that the sign be changed to conform to the materials required in the ordinance. Mr. Bencivenga stated that the sign can be free-standing with a masonry base with materials that comply with the ordinance. Mr. Vitiello stated that the applicant will redesign the sign and submit it to the Township Planner for approval.

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 Ms. Kingsley, seconded by Mr. Hall, to approve App# SP-6-22A: 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. Hall, Ms. Kingsley, Mr. Popolo, Ms. Illis and Mr. Leo voting in favor and none opposed.

Correspondence

Discussion took place regarding the Board of Adjustment 2021 Annual Report. Board members were asked to review the report and advise of any recommendations for discussion with the Township Council.

Referral:

Ordinance introduced by the Township Council at the Public Meeting on April 11, 2023, for adoption of the Floodplain Management Regulations. The Ordinance is submitted to the Planning Board for its review and recommendation in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64.

The Planning Board is directed to make and transmit to the Township Council, within 35 days after referral of the above referenced Ordinance, a report including an identification of any provisions in the proposed Ordinance which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the Board deems appropriate.

A motion was made by Mr. Hall, seconded by Ms. Illis to advise the Township Council that the Board supports the proposed Ordinance and to adopt a Resolution memorializing the action taken by the Board. The roll call vote was 6-0 with Mr. Johnson, Mr. Hall, Ms. Kingsley, Mr. Popolo, Ms. Illis and Mr. Leo voting in favor and none opposed.

Adjournment:

A motion was made by Mr. Hall, seconded by Ms. Kingsley, to adjourn the meeting. The voice vote was unanimous and the meeting adjourned at 8:25 p.m.

Regina Giardina, Secretary Pro-Tem