

February 14, 2023

Planning Board
Township of Berkeley Heights
Attn: Connie Valenti, Land Use Administrator
29 Park Avenue
Berkeley Heights, New Jersey 07922

VIA E-MAIL cvalenti@bhtwp.com

Re: Engineering Review Letter
Owner/Applicant: Extra Space Storage Inc. (c/o Peter McDaniel)
310 Snyder Avenue (Block 1901, Lots 50.02 & 50.03)
Township of Berkeley Heights, Union County, New Jersey
NG File No.: BERKSPL22.018

Honorable Board Members:

Neglia Group (“Neglia”) has reviewed the application and supporting documents for the above-referenced Application. Specifically, we have reviewed the following:

- A copy of the Board Planner’s Review Letter, prepare by Keenan Hughes, A.I.C.P., P.P., of Phillips Preiss Grygiel Leheny Hughes, LLC., dated February 13, 2023;
- A signed certification of compliance for the erosion plan, prepared by Mark Kirby of the Somerset-Union Soil Conservation District, dated December 8, 2022;
- An Environmental Commission Review Memo, prepared by Rich Leister of the Environmental Commission, dated February 6, 2023;
- A copy of email correspondence between the Applicant and Board Professionals after the Second (2nd) TRC meeting, unsigned, undated;
- A copy of the soil movement permit application for the Township of Berkeley Heights, prepared by Tung-To Lam, P.E. of Bohler Engineering NJ, LLC., dated November 3, 2022;
- A signed and sealed set of engineering plans, consisting of thirteen (13) pages, entitled “*Preliminary & Final Site Plans for Extra Space Storage, Proposed Self-Storage Facility Expansion, Block: 1901 Lots 50, 310 Snyder Ave., Township of Berkeley Heights, Union County, New Jersey, Tax Map Sheet #19*”, prepared by T. Lam, P.E., of Bohler Engineering NJ, LLC., dated November 3, 2022, last revised January 16, 2023;

LYNDHURST

34 Park Avenue
PO Box 426
Lyndhurst, NJ 07071
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MOUNTAINSIDE

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Mountainside, NJ 07092
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- A signed and sealed survey plan, consisting of two (2) pages, entitled "ATLA/NSPS Land Survey, Block 190, Lots 50.01, 50.02, & 50.03, 310 Snyder Avenue, Township of Berkeley Heights, Union County, State of New Jersey", prepared by James D. Sens, P.L.S., of Control Point Associates, Inc., dated June 3, 2022;
- A signed and sealed set of architectural plans consisting of eight (8) pages, entitled "Expansion of an Existing Self-Storage Facility for: Extra Space Storage, ESS Site # 8342, Block 1901, Lots 50.01, 50.02 & 50.03, 310 Snyder Avenue, Township of Berkely Heights, Union County, New Jersey", prepared by Richard Bencivenga, R.A., of TAO Architecture + Design, dated November 14, 2022;
- A signed and sealed Stormwater Statement for the site location 310 Snyder Avenue, prepared by Tung-To Lam, P.E. of Bohler Engineering NJ, LLC., dated October 26, 2022;
- A signed and sealed Traffic Statement, prepared by Paul B. Going, P.E., and David W. Fahim, P.E., from Atlantic Traffic + Design, dated November 4, 2022;
- A signed Preliminary Geotechnical Assessment, prepared by Bachir Brimo, PhD, and Robert S. Valorio, P.E., of ECS Mid-Atlantic, LLC., dated August 10, 2022;
- A copy of the Disclosure of Ownership Interest form, prepared by Kirk Grimshaw, of Extra Space Storage, Inc., dated November 8, 2022;
- A copy of the Certification of Taxes, prepare by Rachel San Filippo, Township Tax Collector, dated October 27, 2022;
- A copy of the list of property owners within 200 feet of subject site, prepared by Mike Imbriaco, CTA, Township Assessor dated November 2, 2022;
- Renderings of the proposed application, unsigned, undated;
- Copies of past resolutions for Case No. SP-5-99, SP-6-00, 27-01, SP-9-01, SP-3-05, SP-4-05, and SP-6-08, prepared by various persons, various dates;
- A completed copy of the Township of Berkeley Heights Planning Board Application for Site Plan Approval for Block 1901, Lots 50.02 & 50.03, dated November 17, 2022; and
- A completed copy of the Township of Berkeley Heights, Planning Board Site Plan Checklist (Block 1901, Lots 50.02 & 50.03, Site Plan Application), prepared by the Applicant: Extra Space Storage, Inc., undated.

1. **Project Description**

The subject site consists of Lot 50.02 & 50.03 within Block 1901, per the Township of Berkeley Heights Tax Map Sheet No. 19. The site is currently made up of three (3) "condo" lots. The site is located within the LI (Light Industrial) Zone, per the Township of Berkeley Heights Zoning Map. This site is located at 310 Snyder Avenue, across the street from the intersection with Industrial Road and the New Jersey Transit Corporation easement

runs along the northern property line. The property is presently developed with an existing Extra Space Storage warehouse, a three (3)-story masonry building of 54,716 SF, which is to remain. The site also contains a parking lot that mainly consists of asphalt pavement with some sections of concrete and gravel. The asphalt parking lot currently consists of sixty (60) parking spaces, of which two (2) are ADA-accessible. Within the lot there are some concrete blocks throughout as well as a concrete wall near the center. There is also landscaping on curbed islands, a couple concrete walkways, and some existing utility infrastructure.

The Applicant proposed to demolish all the concrete and gravel portions of the existing parking lot, as well as a portion of the asphalt pavement and some of the landscaped curbed islands. This area will be replaced with the proposed three (3) story addition to the existing building, which will be approximately 26,000 SF. The Applicant also proposed a concrete walkway bordering the proposed addition to the North and East side. The development will also consist of a section of full depth asphalt pavement while the remainder of the parking lot will have milling and overlay. The improved parking lot will now consist of sixty-nine (69) parking spaces, of which three (3) will be ADA-accessible. Additionally, the Applicant proposes supporting site, utility, drainage, landscape, and lighting improvements.

Neglia respectfully defers all matters related to zoning, variances, and waivers to the Board's Planner.

2. Site Engineering Comments

- 2.1 At such time as a hearing is scheduled regarding this matter, a representative or owner of the project site shall be present to address questions from the Board.
- 2.2 It appears the architectural plans depict the proposed building height at forty (40) feet, while the bulk requirements list the proposed height of the addition at 39.2 feet. The Applicant shall provide testimony on the height of the proposed addition and revise the plans to coincide with the same. Additionally, NG strongly recommends that the Applicant perform a as-built survey post construction to ensure the building height will remain compliant. If the board acts favorably, Neglia strongly recommends the same be a condition of approval.
- 2.3 The Applicant shall revise plans to provide a detail of EV parking equipment, EV Signage, fencing, transformer concrete pad, security gate concrete pads, etc.
- 2.4 The Applicant shall revise the site pavement section detail to match municipal standards (consisting of two (2) inches of HMA 9.5M64 Surface Course, four (4) inches of HMA 19.5M64 Surface Course, and six (6) inches of DGA). Additionally, the Applicant shall revise the curb and sidewalk detail to indicate a minimum 28-day compressive strength of 4,000 psi, and the ability to withstand H-20 loading, for all concrete in the R.O.W., as well as in any vehicular loading location.
- 2.5 The Applicant shall revise the curb detail to depict a 9" x 18" Concrete Vertical Curb as per municipal standards. Additionally, the Applicant shall revise the aluminum fence, light pole foundation, cleanouts, and any other details utilizing concrete to depict a minimum compressive strength of 4,000 psi.

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- 2.6 The Applicant shall prepare a sign plan and details for all proposed signage.
 - 2.7 The Applicant shall revise the plans to provide adequate screening for the proposed transformer.
 - 2.8 The Applicant shall provide testimony on how access to the security gate will be achieved (i.e., fob, keypad, etc.).
 - 2.9 It appears the existing ID site sign along Snyder Avenue is within the sight triangle of the southernmost access driveway. The Applicant shall provide testimony as to any site safety issues and the need for relocation.
 - 2.10 During construction, the Applicant shall be responsible to reconstruct portions of the existing concrete sidewalk and curbing along the frontage of the property which are deteriorated, damaged during construction, or otherwise non-conforming to municipal standards, as directed by the Township's Inspecting Engineer. A note stating the same shall be provided on the Site Plan.
 - 2.11 The Applicant shall provide testimony regarding any proposed refuse enclosure and/or interior recycling rooms as it relates to this project. If a refuse enclosure is to be utilized, the Applicant shall ensure compliance with §10.6.8.7 (Screening of Solid Waste Disposal and Collection/Recycling) of the Township Ordinance.
 - 2.12 The site currently houses various types of equipment and vehicles. The Applicant shall provide testimony regarding the occupancy rights of the same if this project is approved.
 - 2.13 The plans must be updated to include any all covenants, easements, restrictions and/or dedications, etc. over the subject project parcels. The same should include the existing and proposed site access/easement agreement for the bus depot use at the rear of the property.
 - 2.14 The current plan has a note regarding signs located in the southwest corner of the overall parcel that reads "Transportation Department Entrance". The Plan also shown limits of a "Former Lagoon Area" within the easterly portion of the overall parcel. The Applicant shall clarify if these are restrictions that may affect the use of the property.
 - 2.15 The Proposed Condominium Exhibit was prepared by T. Lam, PE. When the actual condominium plan is prepared, it shall be signed and sealed by a Professional Land Surveyor licensed to practice in the State of New Jersey.
 - 2.16 When the Condominium Plan is submitted, it shall include the following:
 - 2.16.1 The map shall be drawn to scale and include a graphic scale.
 - 2.16.2 The reference meridian used for bearings on the map shall be shown graphically.
 - 2.16.3 All permanent or proposed easements and any restrictions, or restricted areas shall be shown and dimensioned.
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2.16.4 The map shall show the date of the survey used as a basis for the map.

2.16.5 The map shall show the dimensions and square footage of all the proposed Units and Common Areas.

Testimony regarding the same shall be provided, including any proposed lot consolidations.

2.17 The Robbins Avenue Branch Tributary traverses the site at the southeast corner of the subject property. Plans should be revised to include applicable riparian zone and buffers, as well as any other NJDEP regulated land uses and corresponding buffers.

3. Utility Comments

3.1 The Applicant shall provide testimony regarding the status of existing utilities on the site and whether they are adequate for the proposed use. Any existing utilities proposed for reuse shall be verified for capacity, condition, and shall be televised, if appropriate.

3.2 The Applicant shall provide “will-serve” letters demonstrating that applicable utility providers (including, but not limited to sanitary sewer, water, electric, and natural gas service) are capable of serving the site with adequate capacity. The Applicant shall provide copies of all correspondences to the Board.

3.3 The Applicant shall provide testimony regarding the need for a Treatment Works Approval and a Water Main Extension Permit from the NJDEP for the proposed development. Should these, or any other applicable permits be required, the Applicant shall provide copies of any correspondences and permits to the Board upon receipt.

3.4 The Applicant shall provide testimony on how they plan to connect the proposed water lines to the existing main within the right-of-way (i.e., wet tap connection) and revise the plans to show the same. Additionally, the Applicant shall revise the plans to provide details for the water line, connection to the main, fittings, and any other appurtenances.

3.5 It appears the Applicant is proposing to construct a sanitary lateral from the southeast portion of the proposed addition and have it run east to an existing sanitary manhole. However, with the alignment of the sanitary lateral on the survey and the location of the sanitary main, Neglia has concerns that the existing lateral runs west from the existing lateral to the existing main right under the proposed addition. The Applicant shall provide testimony to clarify the path of the existing sanitary infrastructure on site. Additionally, the Applicant shall televise the sanitary lateral prior to construction to determine its exact path and integrity. Furthermore, post-construction, the Applicant will be required to televise any and all sanitary facilities on site to ensure proper installation and damage free infrastructure.

3.6 The Applicant shall revise the plans to provide profiles of the proposed sanitary line illustrating the existing/proposed grades, proposed/existing manholes, streams, existing/proposed sanitary sewers and storm sewers, gradients, inverts, class of pipe, finished floor (or basement if applicable) elevations, and all conflicts, etc.

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- 3.7 A Sanitary Sewer Engineer's Report, setting forth the basis of design, shall be provided for the project by the Applicant. The detailed Engineer's Report shall include, but not be limited to, project description and flow projections (ADF, peak, etc.) in conformance with all applicable governing agencies. The standards as required by the NJDEP as provided in N.J.A.C. 7:14A-23 shall be used for said "Engineer's Report," so same may be included for submission to that Agency, after final approval from the Township.
 - 3.8 The Applicant shall provide sanitary utility crossings, with corresponding clearances, in table format on the drawings to reflect avoidance of conflicts with other underground utilities. The Applicant shall insure all sanitary sewers on site are separated from water mains by a distance of at least 10 feet horizontally. If such lateral separation is not possible, the pipes shall be in separate trenches with the sewer at least 18 inches below the bottom of the water main. Where appropriate separation from a water main is not possible, the sanitary sewer shall be encased in concrete, or constructed of ductile iron pipe using mechanical or slip-on joints for a distance of at least 10 feet on either side of the crossing. In addition, one full length of sewer pipe should be located so both joints will be as far from the water line as possible. Where a water main crosses under a sewer, adequate structural support for the sewer shall be provided.
 - 3.9 The Applicant shall delineate directional flow arrows for all proposed sanitary sewer lines on the plans.
 - 3.10 It appears the sewer connection to the proposed development is not depicted in the Architectural Plans. The Applicant shall revise the architectural drawings to include plumbing plans in support of the project application.
 - 3.11 The Applicant is responsible for all on-site and off-site utility improvements at the sole cost borne on the Applicant.
 - 3.12 The Applicant shall provide a utility relocation plan to ensure continued use of existing facilities as needed during construction of the proposed project.

4. Grading and Drainage Comments

- 4.1 The proposed improvements classify the project as a "Major Development" as defined under the Stormwater Management Adopted New Rule: N.J.A.C. 7:8, by disturbing more than one acre of land.
 - 4.1.1 As per N.J.A.C. 7:8-5.4 (b)(1)(i), 100 percent of the sites average annual pre-developed recharge volume must be maintained after development. As per the State of New Jersey Smart Growth Area Plan, the subject property is designated inside a Metropolitan Planning Area. The project is exempt from groundwater recharge requirements as per N.J.A.C. 7:8 5.4 (b)(2).
 - 4.1.2 The Applicant shall provide motor vehicle surface calculations as per N.J.A.C. 7:8-5.5 to indicate whether water quality standards are required for the proposed development. The Applicant shall provide testimony on the same.

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- 4.1.3 As per N.J.A.C. 7:8-5.6(b), stormwater runoff quantity impacts shall be controlled by one of four methods listed below.
- 4.1.3.1 Demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, post-construction runoff hydrographs for the 2-, 10-, and 100-year storm events do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events.
- 4.1.3.2 Demonstrate through hydrologic and hydraulic analysis that there is no increase, as compared to the pre-construction condition, in the peak runoff rates of stormwater leaving the site for the 2-, 10-, and 100-year storm events and that the increased volume or change in timing of stormwater runoff will not increase flood damage at or downstream of the site. This analysis shall include the analysis of impacts of existing land uses and projected land uses assuming full development under existing zoning and land use ordinances in the drainage area.
- 4.1.3.3 Design stormwater management measures so that the post-construction peak runoff rates for the 2-, 10-, and 100-year storm events are 50, 75, and 80 percent, respectively, of the pre-construction peak runoff rates. The percentages apply only to the post-construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed.
- 4.1.3.4 In tidal flood hazard areas, stormwater runoff quantity analysis, in accordance with (b)1, 2, and 3 above, is required unless the design engineer demonstrates through hydrologic and hydraulic analysis that the increased volume, change in timing, or increased rate of stormwater runoff, or any combination of the three will not result in additional flood damage below the point of discharge of the major development.

The Applicant shall select one of the methods above to control stormwater runoff quantity impacts. The Applicant shall provide a stormwater management report, in accordance with the guidelines established within the New Jersey Stormwater Best Management Practices (“BMP”) Manual, to depict the stormwater design and provide supporting calculations which demonstrates that the proposed development will not exceed the pre-construction runoff hydrographs at any point in time. The Applicant shall be advised as per N.J.A.C. 7:8-5.3(c), *“To satisfy the stormwater runoff quantity standards at N.J.A.C. 7:8-5.6, the design engineer shall utilize BMPs from Table 5-1 or from Table 5-2 and/or an alternative stormwater management measure approved in accordance with N.J.A.C. 7:8-5.2(g).”*

- 4.2 The Applicant shall provide an Operation and Maintenance (“O&M”) Manual, in accordance with the guidelines established within the New Jersey Stormwater BMP Manual, for the proposed stormwater improvements to the Board for review.

- 4.3 The NRCS Soil Survey depicts the soil as Urban Land for a majority of the site, with a small area in the northwest corner classified as class “C” soils. Per Chapter 12 subsection 1b of the BMP Manual, when Hydrologic Soil Group (“HSG”) information from a published or online NRCS Soil Survey is either unavailable or inconsistent with conditions in the field (as is the case with Urban Land), the runoff computations for pre- and post-developed drainage area conditions may be based upon default HSGs as listed in Table 12-1 below: As such, the Applicant shall utilize the same in their calculations within the stormwater report.

Table 12-1: Default Hydrologic Soil Group for Runoff Computations

Site Condition	Site Location (see Figure 12-2)	
	In Coastal Plain	Outside Coastal Plain
Pre-construction	HSG A	HSG B
Post-construction	HSG D	HSG D

- 4.4 It appears the Applicant is classifying the existing gravel parking lot on site as an impervious surface. Per the NJDEP Stormwater Management Website, *“New gravel is not considered impervious under the Stormwater Management rules. However, if an applicant can demonstrate that under existing conditions on a previously developed site, the gravel material performs as an impervious surface, it may be considered impervious for the purposes of redevelopment. It is important to note that gravel may be considered impervious under other Department rules.”* As such, the Applicant shall demonstrate that under the existing conditions, the gravel material performs as an impervious surface.
- 4.5 The Applicant shall be responsible to retrofit all on-site drainage structures to municipal standards and NJDEP. Details of the same shall be provided.
- 4.6 The Applicant shall provide additional spot elevations at the building corners and doorways to confirm positive drainage away from the building foundations.
- 4.7 The Applicant shall revise the Site Plan Set to include top of curb and bottom of curb spot elevations, especially along the northern curb line.
- 4.8 Additional spot elevations shall be provided along the proposed sidewalk areas and at all curb ramps to ensure compliance with ADA Standards for Accessible Design. Said sidewalk areas shall contain maximum cross slopes of 2.0%. Slope labels shall be provided within the Site Plan Set to confirm compliance with the same. This includes the sidewalks across the two (2) site driveways.
- 4.9 The Applicant shall revise the plans to include spot elevations at the corners of all ADA accessible parking spaces and ADA accessible routes to ensure compliance with ADA Standards for Accessible Design provided by the Department of Justice, latest revised. The Applicant shall provide testimony on the same.

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- 4.10 The Applicant shall provide additional spot elevations along the curb island near the south driveway to confirm enough slope will be provided to prevent ponding and icing conditions.
 - 4.11 As the proposed limit of disturbance will exceed 5,000 square feet, a soil erosion and sediment control ("SESC") Permit will be required to construct the improvements. Of which the Applicant has already provided. However, the Applicant shall be revised any revisions of this project will require resubmission and approval by the Somerset-Union Soil Conservation District ("SUSCD").
 - 4.12 The Applicant shall ensure that stormwater runoff does not negatively affect neighboring properties. Any damages caused by an increase in runoff or improper drainage shall be repaired by the Applicant. Notation stating the same must be provided on the plan.

5. Traffic and Circulation Comments

- 5.1 The Applicant shall provide testimony regarding the daily operations of the proposed site development, including, but not limited to, refuse and recycling collection, loading and unloading for deliveries, number of employees, hours of operation, parking required for employees, snow removal operations, etc. Additionally, the Applicant shall provide testimony regarding the proposed on-site parking operations (i.e., assigned parking, unassigned parking, visitor/guest parking, shared parking, etc.) and revise the plans to depict the same in tabular form.
- 5.2 The Applicant shall provide vehicle maneuvering templates illustrating the full circulation of the proposed parking area. These shall address the largest anticipated truck, emergency, and waste disposal vehicles to access the site.
- 5.3 The Applicant shall provide testimony addressing vehicular circulation for deliveries, trash/recycling, customer circulation, number of employees, hours of operation, security measures, and other operational issues that may be deemed relevant to the application.
- 5.4 The Applicant shall obtain and address any comments from the Township of Berkley Heights Fire and Police Departments regarding emergency on-site site access, site safety, or other concerns.
- 5.5 The Applicant has provided sight distance triangles for each two-way driveways along Snyder Avenue. The sight distances shown meet AASHTO standards for stop-controlled intersections with a design speed of 35 mph. Snyder Avenue has a posted speed limit of 40 MPH north of the site between Industrial Road and Springfield Avenue and reduces to 30 MPH between Industrial Road and Mountain Avenue. Given that the site is located where one speed limit transitions into the other, the Applicants provided sight distances are acceptable.
- 5.6 The Applicant shall provide testimony comparing the existing and proposed parking demands per section §11.1.2 of the Township Land Use Ordinances and the minimum parking requirements for the proposed self-storage facility.

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- 5.7 Per Section §11.1.6 of the Township Land Use Ordinances, the minimum loading zone requirements for the proposed self-storage facility are as follows:
- 5.7.1 Business and Professional Offices and Public Administration Buildings; 1 loading zone for the First 100,000 square feet, 1 loading zone for the next 40,000 SF, and 1 loading zone for each additional 50,000 SF or fraction thereof; $(100,000 \text{ SF} / 100,000 \text{ SF}) + (40,000 \text{ SF} / 40,000 \text{ SF}) + (35,239 \text{ SF} / 50,000 \text{ SF}) = 3$ Loading zone required.
 - 5.7.2 Per Section §11.1.6(C) it states, “Off-street loading berths shall be at least fifteen (15) feet in width and fifty (50) feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least fourteen (14) feet.” The Applicant is proposing a loading zone size that is 18.8 feet in width by 44.5 feet in length. The Applicant shall provide testimony addressing the non-conformity.
 - 5.7.3 The Applicant proposes to provide 2 loading zone, which does not meet the required parking supply for the existing and proposed use. The Applicant shall provide testimony supporting the proposed number of loading zones and any required variances.
- 5.8 Per P.L. 2021, c.171, “Install at least two Make-Ready parking spaces if there will be 51 to 75 off-street parking spaces.” The Applicant proposes to install one EVSE space. The Applicant shall provide testimony addressing the non-conformity.
- 5.9 The Applicant has utilized the ITE’s Trip Generation Handbook, 11th Edition, to source their site generated trips. The rates utilized were for Land Use “Mini-Warehouse”. The Applicant reports that the site will generate 16 trips during the morning peak hour, 27 trips during the evening peak hour, and 30 trips during the Saturday peak hour for the total 175,239 square foot facility. Neglia take no issue with the results shown.
- 5.10 The Applicant proposes three (3) ADA parking spaces. Two spaces twelve (12) foot wide along with a five (5) foot wide access aisle, and one space ten (10) foot wide along with a ten (10) foot wide access aisle. The two twelve (12) foot wide ADA parking spaces meet both the U.S. Department of Justice standards and the Township of Berkeley Heights standards. However, for the ten (10) foot wide ADA parking space while it is more than sufficient per U.S. Department of Justice standards, the Applicant will still be required to request a design waiver from the Township standards. Testimony for the same shall be provided.
- 5.11 The Applicant shall revise the ADA Parking detail and the plans to include the lettering “VAN” within all van ADA accessible parking spaces.
- 6. Landscaping and Lighting Comments**
- 6.1 As per Article 10.6, section 10.6.3.(E) of the Zoning Ordinance, the applicant shall provide a planting plan that has been prepared by a licensed Landscape Architect in the State of New Jersey. Sheet C-701 Landscape Plan does not indicate the plan has been prepared by a Landscape Architect.

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- 6.2 The Applicant shall provide testimony on compliance with §11.1.4 (Landscaping, General Regulations) of the Township Code and revise the plans to show the same, as required.
 - 6.3 The Applicant shall provide additional street trees per Article 10.6, section 10.6.9.
 - 6.4 The Applicant shall label the landscape treatment of the northern most parking lot island.
 - 6.5 The Applicant indicates that there are four existing street tree in the compliance chart on sheet C-702. Sheet C-701 shows 3 existing street trees. The Applicant shall revise accordingly.
 - 6.6 The Applicant has proposed to remove multiple trees to construct the proposed improvements. As such, the Applicant shall revise the plans to provide a tree removal/replacement table in compliance with §12.16.050 (Trees, Compliance-Permit Required) of the Township Code.
 - 6.7 The Applicant shall add the following note to the Landscape Notes, *“The contractor shall remove all stakes and staking material following one year after planting installation.”*
 - 6.8 The Applicant shall ensure that all disturbed work areas are stabilized. The Applicant shall topsoil, seed, hay, and straw mulch to ensure lawn growth, where appropriate.
 - 6.9 The Applicant shall provide testimony regarding the operating hours of the proposed lighting, including, but not limited to, hours of full site lighting.
 - 6.10 All parking areas, aisles, and driveways serving business, research or industrial uses shall be illuminated between dusk and dawn when the use is in operation. The Applicant shall provide testimony on the lighting schedule’s compliance with the same.
 - 6.11 Minimum and maximum average illuminations in footcandles, measured at ground level, shall be respectively, 1 and 4 for retail uses; 1 and 2 for commercial and office uses; and 0.5 and 1 for industrial uses. The Applicant has indicated they are proposing an average footcandle level of 2.88 FC, whereas a maximum of 1 is allowed for this use. As such, the Applicant shall provide testimony in support of the required relief. Furthermore, any existing site lighting has not been modeled for this design but same should be included with the full site lighting package. If this application is deemed acceptable, a revised lighting plan should be submitted with this information.
 - 6.12 The location, intensity and direction of all existing and proposed outdoor lighting shall not produce glare or other adverse effect on the existing or future use of nearby properties. To reduce skyglow, adverse night vision effects, and impact on residential areas, the lighting fixtures shall provide complete cutoff and light shielding above seventy-five (75) degrees from the downward vertical and must provide that no direct light from the fixture can be seen at any point on residential property or more than one hundred (100) feet from the base of the standard. Additionally, lighting shall not be more than twenty-five feet in height (§11.1.5.C). The Applicant shall provide testimony regarding compliance with the same.
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7. Final Comments

- 7.1 Should the Board look favorably upon this application, a performance bond and inspection escrow will be required for any site improvements. The Board Engineer will prepare this estimate to address the cost of all site improvements in accordance with the Municipal Land Use Law.
- 7.2 The Applicant shall obtain all approvals required by outside agencies, including but not limited to NJDOT, NJDEP, Union County, and Somerset-Union Soil Conservation District, as well as the Berkeley Height Police Department, Fire Department, Emergency Services and Department of Public Works. It is the applicant's responsibility to determine what outside agency permits are required. Copies of said approvals shall be provided upon receipt.
- 7.3 Any new or revised materials shall be filed with the Township and shall not be sent directly to the Board's professionals. The Township will forward the application and related materials to the Board's professionals when they are finished with their review. Materials submitted directly to Neglia will not be reviewed.
- 7.4 Revised reports, plans and exhibits, which are to be considered at the hearing, should be submitted ten days prior to the scheduled hearing.
- 7.5 The above comments are based on a review of materials submitted and/or testimony provided to date. Neglia reserves the right to provided new or updated comments as additional information becomes available.
- 7.6 Neglia strongly recommends that the Applicant submit a response letter which addresses each of the comments listed above.

We trust you will find the above in order. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Very truly yours,
Neglia Group



Thomas R. Solfaro, P.E., C.M.E., C.P.W.M.
For the Township/Board Engineer
Township of Berkeley Heights

TRS/mjg

Cc: William Robertson, Esq., Planning Board Attorney (via e-mail, wrobertson@newjerseylaw.net)
Keenan Hughes, A.I.C.P., P.P., Planning Board Planner (via e-mail, khughes@phillipspreiss.com)
Tom Bocko, Township Zoning Officer (via e-mail, tbocko@bhtwp.com)
Peter McDaniel (Extra Space Storage, Inc.), Representative of Applicant/Owner (via e-mail, pmcdaniel@extraspaces.com)
Michael J. Vitiello, Esq., Applicant Attorney (via e-mail, mvitiello@ghclaw.com)
Tung-To Lam, P.E., Applicant Engineer (via e-mail, tlam@bohlereng.com)
Richard Bencivenga, AIA, Applicant Architect (via e-mail, rbencivenga@taodesign.com)