

Warren Township Board of Adjustment Meeting Minutes

March 1, 2021

APPROVED

Because of the current COVID-19 pandemic, a hybrid Remote Zoom access and In-person Meeting will be provided, whereby Board Members, Board Professionals, Applicant's counsel, client and professionals, and attorneys for represented objectors and their clients and professionals only, subject to room capacity and related limits, shall be allowed to appear in person, and all others, including members of the general public, will be allowed to appear only by Zoom remote access as set forth below. For anyone appearing remotely, including members of the general public, to ask questions when recognized by the chairperson, you may do so by both audio and video features or just audio or by phone, however, in order to make public comment, which constitutes testimony, when recognized by the chairperson, you must appear both by audio and video so that you may properly be sworn in to provide such comment/testimony. These procedures are consistent with the recently enacted Emergency Remote Meeting Protocols at N.J.A.C 5:39-1, et. seq.

Topic: Warren Township Board of Adjustment Meeting

Time: Mar 1, 2021 06:50 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/9087538000?pwd=VjlzSTkybWRxc1BweTI3WVpYMFNNdz09>

Meeting ID: 908 753 8000

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Questions regarding how to access the documents or participate in the remote only meeting can be directed to the Land Use Coordinator, Maryellen Vautin or Lisa Sammartino, by phone (908-753-8000 x 243 of X244) or email (mvautin@warrennj.org or lsammartino@warrennj.org).

Public questions/comments from Warren Township residents were accepted only during the public questions/comments periods of the meeting and can only be considered if such comment is testified to under oath and you must have both audio and video capability if using zoom so that you can be properly sworn in to testify. If you have a problem using Zoom to participate in the meeting, contact Maryellen Vautin at mvautin@warrennj.org or 908-753-8000x243 OR Lisa Sammartino at lsammartino@warrennj.org or 908-753-8000 x 244.

Site Plans and applications for the hearings for March 1,2021 were posted at warrennj.org under the Board of Adjustment page-left side bar Pending Applications and Plans

<https://warrennj.org/408/Pending-Applications-and-Plans>

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CALL TO ORDER:

ROLL CALL:

Mr. John Villani
Mr. George Dealaman
Mr. Fernando Castanheira (via zoom)
Mr. Frank Rica
Mr. Donald Huber
Mr. Michael Galbraith
Mr. Foster Cooper
Mr. Scott Bowen, Alt. #1 (excused)
Mr. Anthony Paolella, Alt. #2 (via zoom-for Rica Properties application)
Steven Warner, Esq.

ANNOUNCEMENT:

Adequate notice of this meeting has been provided by posting Public Notice on the Municipal Bulletin Board on the main floor of the Municipal Building, sending a copy to the Echo-sentinel, and filing a copy with the Municipal Clerk, all on January 14, 2021 as well as the above statement concerning emergency procedures stated above.

FLAG SALUTE:

MINUTES:

The minutes of the December 7, 2020 and January 11, 2021 meetings were forwarded to members for review.

ROLL CALL

Motion to approve was made by John Villani, seconded by George Dealaman: All were in favor of approving.

COMMUNICATIONS: New Jersey Planner September/October and November/December issues

PRIVILEGE OF THE FLOOR PORTION OF THE MEETING:

Mr. Cooper asked if anyone from the public wanted to discuss anything unrelated to the agenda. Seeing no one come forward, this portion of the meeting was closed.

RESOLUTIONS

None

AGENDA CASE APPLICATIONS:

CASE BA 19-07 Maddy Realty LLC
Block 212/lot 20.01
Variance Use—Hotel
Carried from September 21, 2020, November 2, 2020, and December 7,
2020 meetings.

Mr. Jay Bohn, attorney for the applicant, came forward. The Maddy application is for a use variance and a height variance for a hotel at the Stonehouse at Warren, a restaurant and catering facility. There will be three witnesses, Frank Cretella, a principal of the applicant; Jeff Fleisher, the architect; and Chris Nusser, an engineer and planner.

Mr. Steve Warner, attorney for the Board of Adjustment, stated he had reviewed the notice and it was sufficient and timely served, and published in the paper. There was an extension to the end of March in place. Mr. Anthony Paoella has been recused from this hearing.

Mr. Warner pointed out that it is a bifurcated application, it is for a D variance and a D6 height variance and that is what is being heard. If it is granted, then they can proceed with the site plan application and any other bulk variances that may be required.

There are represented objectors, roughly eight properties and owners are represented by the Harold Law Firm. Mr. Warner asked the attorney to come forward. Since the property owners are represented it is asked that the attorney asks any questions that the objectors have. When the hearing gets to the public comment, when you can testify under oath, after the applicant presents their case, then each and every person can make their comment under oath.

Mr. Daniel Kline with Herold Law, was present on the behalf of objectors residing at 3, 4, 5, 6, 7,8, 10, and 12 Dillon Court in Warren. Mr. Warner asked if they had at least one of the residents from each household. There were limits to capacity in the room and some were on the zoom meeting.but Mr. Kline felt they had most of the families represented.

Mr. Warner swore in all the witnesses including the township planner Mr. John T. Chadwick, and the township engineer, Mr. Christian M. Kastrud.

Mr. Bohn asked Mr. Frank Cretella to come forward and he is the managing member of Maddy Realty. The property had one closed building and the restaurant had closed years before they bought it. They reopened the facility with a restaurant, catering hall (remodeled), and at a later date, took a tent space that was used for events and put up a permanent structure. There is a two room catering hall and a restaurant.

Mr. Cretella's busines address is 675 Garfield Avenue, Jersey City.

Mr. Bohn asked about the business. They have fourteen venues, including the Liberty House, Hudson House, Jersey City; the Ryland Inn which also has a hotel; in New Hope they have the Logan Inn, and others.

Mr. Bohn asked if they were the only catering facility that has hotels associated with them. Mr. Cretella said it is a trend now to maintain certain price points. Guests prefer to stay overnight as

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a convenience for guests, family, and bridal parties. It is taken into consideration and this would keep the facility competitive with other sites. The upper tier catering facilities are adding rooms.

Mr. Bohn asked about who would be staying at the hotel. Mr. Cretella stated many times that it is event driven business and they would like to have business/corporate events during some days during the week. There would be a stipulation if approval that the hotel is only for guests utilizing the catering facility.

Mr. Cretella opined that this use spreads out traffic. The hotel will be a high end hotel and has a lot of Frank Lloyd Wright overtones. The furnishing are higher end, more like a residence. The quality is there and they expect to cost \$300 to \$400 a night. Mr. Cretella said he met with some of the neighbors from Dillon Court and assured them it would be a high end/boutique hotel. It is an accessory to the catering on site.

Mr. Bohn asked about how they reached out to the neighbors that are objecting. Mr. Cretella said they put an invitation in their mailboxes and held a meeting at Stonehouse to dispel some of the rumors. The opposers thought the building was going to be in the rear of the property, it will be in the front of the property to the right of the driveway coming in. There will not be a rooftop bar. There is no swimming pool, there is a reflecting pond currently only a foot deep.

There is a shack that has security lights that was a concern. That has been fixed, and it will come down. There were originally balconies facing the lawn. The balconies have been eliminated. There is drainage at the edge of the property and it is not the owners property, although they are trying to purchase the property and maintain it. Mr. Cretella said the catering hall has been there since the 1940s. The building had been approved and added the restaurant and is an addition to the neighborhood.

Landscaping will enhance the property and shield car lights.

Mr. Foster asked if there were any questions for Mr. Cretella from the board. Mr. Huber asked about the business and that it serves alcohol and if a hotel provides more safety. Mr. Cretella said they stop serving a half hour before the end of an event and do not serve anyone that is inebriated, but it would be good to have the hotel.

Mr. Castanheira asked about the hotel not being available for anyone not attending an event. No one from the restaurant would be able to use the hotel? Mr. Cretella thought if an event had reserved 35 rooms and there were rooms available he might accommodate someone having dinner. If there is no event, or no rooms were booked with the event, the hotel is closed.

Mr. Warner asked if the applicant stipulated to no roof top bar and they did. They stipulated to no outdoor pool. The shed will be eliminated and landscaping will be added. The garbage is picked up in the early afternoon, or late morning, they will stipulate to hours. They will try to obtain the lot with the drainage on it.

Mr. Chadwick also brought up that they agreed the rooms would only be available to those who attend events. Corporate events will have meetings and breakfast and lunch service.

Mr. Foster asked the objector's counsel to come forward. Mr. Dan Kline came up for the objectors. Mr. Kline stated that they believe this application is inappropriate for a bifurcated application due to the double negative relief requested under the Medici standard. It has a d1 and a d6 variance as well as additional variances that will be requested at site plan. Mr. Kline

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also said there was inadequate notice with many objectors were asked to leave due to the covid limitations.

Mr. Steve Warner disagreed with the issue of bifurcated application, it is appropriate and the notice was sufficient and timely. Mr. Warner had asked that the number of public attending be brought down but asked for at least one member of each household that Mr. Kline represents, if possible, to remain in order to keep the 35% ordered capacity, and that the others could use the zoom platform to join the meeting.

Mr. Kline asked Mr. Cretella some questions and about this particular application and what documents he reviewed and what he used to decide on this application. He asked what documents Mr. Cretella reviewed before the meeting. Mr. Cretella said he did not review any documents. Mr. Kline asked about the idea that the traffic and parking would be more spaced out and what Mr. Cretella based that on. There was nothing submitted to the board on that.

Mr. Kline also asked about the restaurant being active only recently but it has been a catering hall for many years. Mr. Cretella believes it has been a catering hall since around 1948. The previous owner, Albert, had a restaurant there for a while but then closed it. The hotel is primarily for the catering. Mr. Kline asked what documents were used for decisions. The site plan was used. They spoke about the lot that has the drainage that was not included in the sale to the current owner. They asked about some land that the township owned. It was not known if there was another lot the town owned.

Mr. Kline asked about who came to the Stonehouse that were invited. Mr. Cretella believes they were the objectors.

Mr. Kline asked if this application is in connection with any previous applications where the Stonehouse has obtained approval from any land use board. It is a separate and distinct application.

Mr. Kline asked if the hotel was only for the catering side of the property, but that Mr. Cretella had said that a guest of the restaurant may use the hotel. Mr. Cretella said it would be only if the hotel was open for an event and not fully occupied.

Mr. Kline asked if there might be any other variances requested. Mr. Cretella did not know. Mr. Kline asked if Mr. Cretella was aware of the zone of the property. Mr. Cretella did not know and did not know if it was a conforming use or an expansion of a prior non conforming use.

Mr. Kline asked Mr. Cretella if he knew if any other variances had been previously sought or obtained. Mr. Cretella was not sure. Mr. Kline asked if they saw the catering aspect growing with the addition of the hotel. Mr. Cretella did not see the catering growing but that it will give ability to maintain a price point.

Mr. Kline asked if a title search was performed. Mr. Cretella did not know. The rate will be \$300 to \$400 a night and what is the cost based on? That is Mr. Cretella's experience shows that is the price.

Mr. Foster opened up to the public on zoom as everyone in the room was represented by counsel. This was for questions only based on the testimony just given, no comments. Kim Callas at 32 Stiles Road asked when the residents on Stiles road were invited to the Stonehouse. She did not receive any notice. It was around November 8th or 9th.

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Mr. Mitchell Dennett from 12 Stiles Road asked about where the height is being measured, what is the overall height on the Stiles Road elevation as compared to the main entrance. (The testimony wasn't given yet on this and he was asked to hold his question for the architect)

Mr. Chris Williams from 4 Carol Terrace asked about traffic not increasing with an increase of employees and deliveries, etc. Mr. Cretella said there would not be an increase in deliveries as they won't increase business, they are just adding an amenity to the existing catering. The same number of people will be coming to the facility but the traffic will be dispersed as some people will leave the next day instead of all leaving at the end of an event. Mr. Cretella said with employees there will not be much addition. Cleaning faculty would be in the afternoon.

Mr. Williams asked about the intersection of Stiles and Stirling Road not needing a traffic study.

Mr. Vincnet Naman from 34 Old Smalleytown Road asked about the numerous other properties and how many of those properties are in residential neighborhoods. What has been the response of neighbors? Mr. Cretella spoke about the Ryland Inn that is in a residential neighborhood and Hotel DuVillage has residents around also. They try to be good neighbors and if there are issues they do respond to them. They had received some complaints when glass was removed and they started the events earlier. Mr. Naman asked if anyone in the neighborhoods of the other places seen property values change.

Mr. Cretella said that the Ryland Inn is a good example of a developments went in after the Ryland was opened back up. A well landscaped site is better than vacant warehouses.

Gina Huang at 16 Loriann Road asked Mr. Cretella about the restaurant guests that might be able to use the hotel and she is concerned about business and date night, or an escort staying over. Would a guest at the restaurant stay at the hotel. Mr. Cretella said he would only permit a restaurant customer if events were going on, but it would be rare that a room would be available. It is also not just businessmen but business women.

Mr. Christopher Pedreiras at 26 Old Smalleytown Road asked if the hotel would be open 7 days a week and have more events so the business would be expanding. Mr. Cretella said the corporate events would be based on the number of hotels rooms and would be intimate and multi-day. It will be a while for the corporate business to come back. The base for the hotel is currently three days a week with weddings. That is how it has been at the other facilities. Mr. Pedreiras asked how to monitor if someone just comes in and doesn't go to an event or the restaurant. Mr. Cretella said they were not going to advertise in kayak or any of those sites. The hotel is based on being booked by people holding the events.

Mr. Bruce Morlino at 13 Old Smalleytown Road asked about the meeting (for residents at the Stonehouse) and if it was only for Dillon Court and Stiles Road. Yes. Mr Morilino asked how the number of rooms proposed was calculated. Mr. Cretella said they could have supported more rooms on site based on the business they have. They felt 50 was the minimum they could have. The Ryland Inn is building 40 rooms currently and another 32 rooms later.

Mr. Morlino asked if they would consider reducing the number of rooms. Mr. Cretella did not consider it. Mr. Morlino asked if the applicant was going to submit a traffic study. Mr. Cretella said if it was required he would submit a study. Mr. Morlino asked how they would control additional noise late at night. Mr. Cretella said the walkway in the front of the property will take the guests back to their hotel rooms and the hotel is enclosed. He did not see any additional

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noise to occur. Mr. Morlino asked if they would accept deed restrictions to be only utilized by catering customers.

A resident asked about how they feel they are a good neighbor, does the applicant hold outside events, doors open and allow sound to escape.

Mr. Warner mentioned that the state noise requirements limit any noise at the property line to 65 dBA during the day 50dBA in the evening hours.

Mr. Williams asked if there would be an environmental study. There was one at the initial construction. There is not one required with the application.

Ms. Pat Fine at 80 Old Stirling asked if they are asking for a variance because the usage now is only for catering and a restaurant and not a hotel. Yes they need a variance for a hotel.

No one else had questions. Mr. Cooper asked that this application be carried to the next meeting, April 5, 2021 at 7:00 p.m. with no further notice and an extension for time to act through April 2021. It will be a hybrid meeting.

CASE BA 20-08 Rica Properties, LLC
Block 82, lot 4.01/256 King George Road
Preliminary and Final Site Plan Use and bulk variances

Mr. Sasso came up for the applicant. Mr. Sasso said there would be witnesses. Ms. Foy Cooley an expert in self-storage, the applicant's engineer, Ms. Catherine Mueller, Mr. Rocco Campanella. the architect, Ms. Christine Nazarro, the planner, and for traffic Mr. Gary Dean.

The application is for Preliminary and Final Site Plan for a storage facility. They comply with lot width, lot area, front yard, minimum side yard, rear yard, and lot coverage. The variances requested are for building coverage of 34.8%, building height at 33 ft., number of stories at 3, and because they border a residential district there is a buffers of minimum 35ft and they propose 26.2 to the south, 25.7 ft to the east. The FAR variance proposed is 1.19 and in the zone self-storage is not permitted.

Mr. Steve Warner had reviewed the notice to be sufficient and timely served. Mr. Warner swore in Ms. Foy Cooley, Ms. Mueller, Mr. John Chadwick, the township planner, and Mr. Christian Kastrud, the township engineer.

Ms. Foy Cooley came up and was accepted by the board as a storage unit facilities expert. They have managed self storage facilities for over 40 years. Ms. Cooley has advised the applicant on the operational considerations for self storage. They may end up managing the property. She has testified at Bernards previously.

Ms. Cooley said there is a significant need in Warren as it does not have a self-storage facility but has over 15,000 residents. There are no self storage facilities between the northern part of Route 22 all the way up to Morristown, except one in Bernardsville and one in Berkeley Heights. People like to use self storage close to where they live. Ms. Cooley felt that what is being proposed here is one of the most beautiful facilities she has seen. And it is appropriate for Warren. She went over the operations. Self storage is an event driven business, when something happens and someone needs storage, someone dies, or someone has to move in

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with a family. There may be need of temporary storage while in transition. They may need storage if renovating homes or staging homes for selling and moving. The overwhelming items are household goods, furniture. A small percentage might be businesses, around 10 %.

There will be around 800 self storage units and range in size from a 5 foot by 5 foot unit and go up as large as a one or two car garage, a 10 x 30, with sizes in between.

Mr. Sasso asked Ms. Cooley about traffic for these facilities. She suggested they generate the lower amount of traffic compared to other commercial business. There will probably be about 40 move ins and (when they are full) and 40 move outs a month. That averages about three a day. There may be two or three people at a time. Very little parking is needed, there is normally one staff person on duty at a time. They need two parking spots for employees.

Mr. Sasso asked about security. Ms. Cooley said they need to know who the tenants are, they need two forms of identification. There are rules that are part of every lease and it is month to month and there is a list of what is prohibited and it is reviewed by the fire department of the town and is part of the lease. The tenants or staff are the only persons permitted in the building. The limiting access system knows who coded in and at what time. There will be surveillance cameras and it will be fenced and have security lighting. There would be boxes for sale to the tenants.

Mr. Sasso asked about the hours of operation. Ms. Cooley said generally the offices open at 9 a.m. and close at 6 p.m. Monday through Friday. And close at 5p.m. on Saturday and have a few hours open on Sunday. The access hours for the tenants are always longer than the office hours, the standard is 6 a.m. to 10 p.m. and some are longer.

Mr. Cooper asked if the board had any questions for the witness. Mr. Chadwick asked about outside storage, the plan does not show any. There is no room for outside storage. Mr. Warner asked if the applicant could provide a copy of standard rules (they will) and the list of materials prohibited (they will supply). They stipulated that there will be no outside sales, there will only be sales to tenants. The hours agreed to are the office 9 a.m. and 6 p.m. Monday through Friday, and 8 a.m. to 5 p.m. on Saturday, and no more than six hours on Sunday. The access hours will be 6 a.m. to 10 p.m.

Mr. Cooper asked if anyone participating on the zoom platform had questions. Mr. Charles Messano at 258 King George Road, president of Warrenview Associates and that is just to the north of the property. Mr. Messano asked how storage facilities have designed that are located next to daycare or a dance facility that houses over 200 children. Ms. Cooley could not recall any but there is one in a strip mall. She said there is extremely low traffic. Mr. Masano asked if there was a rendering available. There is and it is on the township website, warrennj.org, under the Board of Adjustment page.

Mr. Richard Rose from 7 Loren Way asked about the entrance gate. The engineer will answer that. Mr. Rose said there are number of facilities on Route 22. He asked why she thought an area like Warren needed a storage facility. Ms. Cooley said there are rules of thumb and in Warren residents have reasons to store items. There is one tenant in Bernardsville that uses nine units, one for each grand-child. Mr. Rose asked if someone can store a car. She thought that was unlikely. The fire department guides what is done for gasoline in cars if stored. Gas is a hazardous material.

Mr. Cooper saw no one else with a question and closed the portion of the meeting.

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Ms. Catherine Mueller came forward as engineer for the applicant and was accepted. She went over the property and plans that were submitted dated November 10, 2020. The existing conditions contain one single family home where a business was conducted. The property is rectangular in shape. The frontage is 194.5 ft along King George Road, a county road. The zone is BR-40, properties to the east and the south are in the R-65 residential zone. Across King George Road there is CR130/65 with the Morris Union School and to the south across the street is a R-20V. There is an existing driveway on the property and it would be improved and widen it. It will be under the Somerset County design standards. The lot is fairly flat, although there are some areas that are 15% grade.

The multi use retail at 258 King George Road is to the north, residential uses to the east (and front on Loren Way), the homes are a distance from the property lines. There are some trees along the driveway now, a row of evergreens by King George Road and a substantial wooded buffer to the south. The rear lot area has sporadic trees on the property, but there is a substantial wooded buffer on the adjacent properties.

Ms. Mueller went to page SP-2 of the plans. The driveway will be at the same place, the building fits the layout of the property. There is an access drive on the northern portion of the property. It goes by the adjacent building and has adequate turn around up top for a 40ft fire truck to turn.

In the front of the building there are ten parking spaces. they propose six to be paved and four to be grass paved. They don't expect much parking to be required. There is some grass area in the back with reinforced grass pave. It could be assigned as parking if a need arises and if any emergency vehicles go around it is reinforced.

There is a gate along the northern portion of the driveway that will prohibit anyone going much past the building. The northern property line is fenced in and that will tie into the southeast corner of the building. There are exterior access doors along the northern property line. There is a 26 ft drive aisle. There will be parallel parking only. The building footprint is 30,489 SF and the total square feet of the building is 104,206 SF and is three stories.

They meet the minimum lot area, minimum lot width, minimum front yard setback, (the building is set back; there will be detention in the front of the lot. They meet the side yard setback. Building coverage permitted is 15% and they propose 34.8%. Max lot coverage is 60% and they are at 59.1%. Maximum building height is two stories and they propose three stories. They propose a flat roof and allowable height is only 25 ft.; they propose 33 ft. The maximum FAR is .15 and they propose 1.19. A required buffer to a residential zone on the southern and eastern boundary. The calculated buffer is 35 ft. They propose 26.2 ft. on the southern buffer and the eastern side is 25.7 ft.

There is a rendering of the building, it was marked Exhibit A-1, colored rendering from the roadway. Ms. Mueller went to the grading plan sheet SP-3. She went over the plan with it gently drains off to the north, has a slight pitch to the south, and a slight area that drains to the east. The floors are stepped in elevation and use the elevation of the lot. There are some retaining walls on the property proposed. The northern sidewall is a maximum of three feet. The walls in the front are a maximum of three feet. There are some walls that are six feet. There is a bioretention basin in the front of the property.

There will not be many people at one time at the site so loading spots are not provided.

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There are some trees that will be removed including the evergreen along the front of the property and the county wants them removed.

The runoff will not be increased in any direction, the majority of the runoff does go to King George Road. They have done soil tests on the property, the upper level is very restrictive but they got to a sandy soil. A dual system is proposed with the roof water going to the underground detention.

The sewer authority has two EDUs for the unit and that is all that is required. This would not be the case for a 5000 SF office building. There is a well on the site that will be abandoned per state standards. The new building will be connected to public water.

There will be five lights on the site (SP-5 sheet), one at the entrance, one within the parking area to the west of the building, one to signify the beginning of the turn around and one at the end of the roadway. The one to the back will have a house side shield. They are fourteen feet mount height. They will be globe decorative light and will be up in the light.

Ms. Mueller went to the landscaping plan (sheet L-1). There was a landscape architect and Ms. Mueller worked with them. They propose 53 evergreen and deciduous plants around the edges, and concentrated around the front with street trees. Along the south side there is a mix of hardwood and evergreens to augment the existing buffers. There are plantings along the retaining walls.

Mr. Cooper asked if the board had any questions. No one did. Mr. Chadwick asked if they agree there will be some adjustments on the southerly side landscaping. They do agree and it will be subject to the review of the planner. There was discussion on some elevation changes and the northern property line. The fencing in that area is going to be six feet, chain link with small links to prevent climbing. Mr. Chadwick wants some landscaping added. Mr. Cooper asked if a six-foot high fence is adequate with a school nearby.

Mr. Kastrud asked about the access drive along the northerly side and there would be parallel parking. They do not propose parallel parking, it is 26 ft width but the fire official was concerned that someone may pull up and back their truck up to the exterior units. They won't stripe parking, but they agreed to post signage that only parallel parking will be permitted. Where there are no doors it can be striped for fire lane and they can post no parking signs.

Mr. Kastrud asked if the building was protected from cars as they may be close to the building. Ms. Mueller did not believe that would be an issue. Mr. Kastrud asked about the geogrid at the turn around area. It will be reinforced and is an island in the turn around. Mr. Kastrud was concerned with the retaining wall and a six foot fence with no plantings..

There will be beehive grates on the series of inlets. They will revise the pavement section to comply with the township standards.

Mr. Kastrud will need to see the drainage area maps. Ms. Mueller will get them to Mr. Kastrud.

Ms. Mueller went over the Board of Health standards and a 10 x 20 refuse enclosure. The typical standard for self-storage is they don't provide any garbage facility for the tenants. What is brought in is brought out. They will still need to submit to the Board of Health and the Sewerage Authority for approval. They may ask the Board of Health for a variance for that requirement, if they don't approve that, the enclosure would be locked and not used for the tenants. It would only be for the office.

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Mr. Chadwick asked if the access is only from the westerly wall (facing King George) and the back corner of the building. Entrance will be by the office (western side) and a handicap spot there, and an entrance/s along the northern property.

Mr. Chadwick asked Ms. Cooley if they use carts at most facilities. She said yes they do. They may require carts as part of the approval by the board. The carts would be in the lobby (maybe three or four of them).

Mr. Warner asked about the Fire Official report. Ms. Mueller had gone over the report with the Fire Marshall. The board will need a revised memorandum from the Fire Marshall and include the items that Ms. Mueller went over. There will be gate controls and they will conform with the fire department requirements, etc. The applicant is amenable to installing one public fire hydrant. There was further discussion on the public or private hydrant.

The applicant agrees with health department memo and will submit to health if approved.

The environmental commission report will go to the next meeting.

Mr. Cooper recognized Mr. Messano and Mr. Messano asked how much of the rear of the property is in the residential zone. Ms. Mueller stated the entire property is in the BR-40 zone. Mr. Messano asked how that is possible as his back property (in the rear) is in the residential property.

Mr. Messano asked why they did not show the site easement on the plan and why is there landscaping in the site easement. Ms. Mueller did not see a site easement but will check on that and can modify the plantings if needed.

Mr. Rose from 10 Loren Way asked about the landscaping on the north east side and why they would take trees out. Ms. Mueller stated there is a substantial buffer on the neighboring property. Mr. Rose asked about the turn around and retaining wall and in the event of snow how will the fire department get up the slope and where will they put the snow. Ms. Mueller felt the snow could be moved to the eastern side where there is lawn area. The three foot wall is about 30% of the turnaround on the northern side so some of that area could be used and in the detention basin area in the front could be used.

Mr. Rose asked about the lot coverage, Ms. Mueller said it is 15% for building coverage maximum (they are asking for 34.8%) and the lot coverage is 60% and they comply with that at (59.1%). The height allowable for a flat roof is 25 ft and they are proposing 33 ft.

They applicant granted an extension through April 2021 for decision on the case.

Motion was made to adjourn, seconded and all were in favor.

NEXT MEETING: April 5, 2021 Meeting

MEETING ADJOURNED: 10:10 P.M.