

**Zoning Board of Adjustment
Regular Meeting Minutes
August 1, 2018**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, August 1, 2018 at 7:00p.m., in the Municipal Building, 111 Ridgedale Avenue, Florham Park, New Jersey.

Members Present:

Mr. Jeffrey Noss, Vice Chairman
Mr. John Novalis
Mr. Rick Zeien
Mr. Brian O'Connor
Mr. Ron DeRose

Members Absent:

Mr. Michael Cannilla, Chairman
Mr. Jason Jensen
Ms. Elizabeth Roseman

Also Present:

Mr. Kurt Senesky, Esq., Board Attorney

Call to Order:

Mr. Noss, Vice Chairman called the meeting to order at 7:00p.m.

Statement of Adequate Notice:

Mr. Noss issued the following statement:

"I hereby announce and state that adequate notice of this meeting was provided by the Secretary of this Board by preparing a notice, specifying the time, date and place of this meeting; posting such notice on the bulletin of the Municipal Building; filing said notice with the Clerk of the Borough, forwarding the notice to the Florham Park Eagle, and forwarding, by mail and fax, the said notice to all persons on the request list, and that said notice will be included in the minutes of this meeting. This action is in accordance with the N.J.S.A. 10:4-6, et sec., "Open Public Meetings Act."

Approval of Minutes:

Approval of Minutes from July 18, 2018 Meeting.

Mr. O'Connor made a motion to approve the minutes, second by Mr. Novalis.

Roll Call: On a roll call vote all members present and eligible voted to approve the minutes.

Mr. Noss congratulated Planner Bob Michaels on his NJ Planning Official award.

C Variance:

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| 1. | <u>Grant Lenahan</u>
53 Briarwood Road
Block 2412, Lot 15 | <u>Application #BOA 18-8</u>
lot coverage |
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Applicant is seeking approval for excess lot coverage in connection with an addition.
Carried from the June 6, 2018 meeting without further notice or publication.

Applicant requested to be carried to the September 5, 2018 meeting without further notice or publication.

Mr. Zeien made a motion to carry the application to September 5, 2018 meeting, second by Mr. O'Connor.
Roll Call: On a roll call vote all members present and eligible voted to carry the application.

D-Variance, Preliminary & Final Site Plan:

8.	<u>PSI Atlantic Florham Park NJ, LLC</u>	<u>Application #BOA 18-13</u>
	37 Vreeland Road	C-1 zone
	Block 301, Lot 17	

Applicant is seeking approval for the construction of a self-storage facility.

Joseph Paparo, Esq. represented the applicant. The site is the former Living Praise Church. The plan is to demolish and replace with a three story self-storage facility. The property is located in the C-1 zone. In addition to the use variance, they are seeking a variance for height for a portion of the building and also a signage variance.

Jonathan Istrayna, Engineer, was sworn in.

A-1: aerial exhibit

A-2: colorized version of page C-4 of the site plan

Mr. Istrayna oriented the Board to the location of the site. The Florham Park Sewer treatment plan is to the north, the Passaic River to the east, Columbia Turnpike to the south and Vreeland Road to the west.

The full movement driveway to the site is on Vreeland Road and that will remain. It is directly adjacent to the Passaic River and a portion (176.3 feet) is in a flood hazard area. Currently the parking lot floods and there are wetlands in the area. The project will fit into the existing site. The proposal calls for 2.5 acres to be returned to a wooded area. Access will be the same location as it is now.

The building will have a footprint of 38,000 square feet and be three stories with a total of 113,000 gross square footage. There are 11 parking spaces in the front of the building. There are three parking spaces in the rear, plus a loading zone and a trash enclosure.

Truck circulation can handle a 40 foot box truck which would be larger than average for the facility, plus a fire truck. The largest size U-Haul truck is 34 feet. A security gate on the north end will separate the back end from the front. It will be operated by a key fob system. They will add landscape material in the rear in the form of trees and shrubs. They will perform a tree survey on the corner of Vreeland and Columbia where the new free standing sign is proposed. There is no fencing planned for the site. There will be a guiderail in the rear along the pavement

There are nine light poles that will be LED. There will be a light at the driveway entrance and wall sconces on the building. Overhead lights will be installed in the loading area.

The site sits low and drains to Passaic River. The grade change is 20 feet. They will reduce the runoff by re-vegetating the area. All existing utilities will be used. There will use a sanitary pump proposed to Vreeland Road. They meet all DEP and Borough ordinances.

A single free-standing sign is proposed on the corner of Columbia Turnpike and Vreeland Road. It meets the area and setback, but the height is proposed to be 20 feet where 8 feet is permitted. The reason is that the site slopes downward considerably. The average grade is 185 and the pavement grade across the street is 197. Because of the low point, the sign would appear to be 8-9 feet high at street level due to the topography when viewed from the roadway.

Currently there are 2 free standing sign. They only will want one, but they need a wall sign for identification, plus a small office ID sign (4.9 square feet). The wall sign which is not permitted in the C-1 zone.

The building meets the setback and coverage requirement, but they need a height variance. The height is 43.7 feet tall where 40 feet is permitted. The majority of the building is less than 40 feet but there is a parapet that is slightly higher. It screens the mechanical systems.

They will eliminate the expansive rear parking lot. The impervious coverage is existing at 34.9% and they will reduce this to 14.2%.

They will comply with the fire service review comments. No solar panels will be used. A cellular antenna is proposed. There is no generator proposed. The truck turning exhibit shows that there is ample room at the end of the lot for snow storage after removal. A Knox box will be provided. There will not be a master key required. A visual inspection of interior storage units can be done through the ceiling headers.

They reviewed the Engineer report and will comply. They will do a tree survey in the free standing sign area. The office hours of operation are from 8am-6pm, Monday to Saturday for new customers. Existing customers can access the site between 6am and 10pm as well. There will be 1-2 employees that will have office hours only.

There will be 14 parking spaces on the site. There is no requirement in the code for this use. The ITE trip generation manual and empirical evidence from other sites maintain that the parking is adequate for the use. The average is 50 customers per day for this size facility. This is 5-6 per hour. It is a low traffic generator. This would peak on the weekend with up to 20 vehicles an hour. This is low volume and would have no impact. There would be minimal deliveries to the site.

Tree removal is planned for sign visibility only. Replacement would be planted in the revegetation area of the rear parking lot and also the buffer. They have met with the DEP several times and they are well aware of the constraints. They are seeking a transition area waiver for the work within the wetland buffer and restoration area, a flood hazard area permit to establish elevation of the flood hazard area, and a flood hazard area individual permit for work within the site.

Bob Michaels asked about the sign lighting. Free standing signs and wall signs will be internally illuminated. He verified the parking. They stated that the ITE trip generation manual studied mini-storage facilities and recommended 19 spaces. They have provided 14 total spaces and claim that their experience in New Jersey is that there are lower trip numbers. They also have 5 loading zone spaces. This would equal 19 possible spaces.

They also stated that the new building is only 200 square feet larger than what exists today and it fits into the footprint.

Bob Michaels stated that there is no parking standard for this use, and because this is a D variance, the Board can determine the number of parking spaces. He verified that the sign is 14 feet from the curb line of Columbia Turnpike and meets the ordinance requirement. It is perpendicular with the roadway.

Jay Tillman, Premier Storage Investments (PSI) Atlantic, Florham Park, was sworn in. He is a member of the LLC. It is a national company. They are currently focusing on self-storage in the New York-New Jersey area. They are working on 31 projects nationally.

He stated that they look for underserved areas. There is a viable market in Florham Park and the need is growing. He said that 80% of their customers live within 2 miles. His research revealed that there is one self-storage place in East Hanover, Livingston, and Chatham.

His product is climate controlled, secure and attractive. His findings are that 70% of his customers are homeowners. He said that 80% of his customers use their own vehicle, 18% use a U-Haul type vehicle, and 2% use moving trucks. These large moving trucks are infrequent but can be accommodated.

Boxes and packing supplies are available in the office. There are very few deliveries. Cameras are used, and clients only can access through the gate with a key code. There are 5 large overhead doors and are operated by key code. Everyone has a personal code. The office has monitors of the interior. They utilize cylinder locks.

Hazardous substances are prohibited and this is stated in the customer agreement. There is some commercial use, but 80% of the business is residential customers. No business can be operated out of these storage units. There are sixteen direct access spaces and you can leave a vehicle such as a classic car. Bob Michaels verified that a boat can be stored as well.

John Novalis asked where the bathrooms are. There is one by the office that is accessible.

Pete Williams, president of PSI Atlantic, was sworn in. He stated that the lease agreement is for 30 days and can be terminated. They are very strict. They must comply with the lease and customers are monitored by the employees.

Mike Sgaramella confirmed that they have a private alarm company. Bob Michaels verified that there are security cameras and the cameras record for 30 days. Kurt Senesky stated that the lease agreement concurs with their findings.

John Novalis asked if they would allow onsite storage of RV's. They would need to return to the Board.

Mike Sgaramella asked why there is no generator. It was stated that those are not common in the industry. Lights in the parking lot will be on until 10p.m. and they will comply with the sign lighting.

Pete Williams thought that they would be over parked with 11 spaces. Bob Michaels agreed and said that another self-storage facility in the area only has 7 spaces.

John Novalis asked if there would be electric in each unit. It was stated that there is no outlet available for the tenant.

The meeting was opened to the public, then closed with no questions.

Steven Overcash, architect, was sworn in. He reiterated that the restroom is accessible to the public from the storage area and they will comply with the professional comments.

A-3: elevation of front of building

Mr. Overcash explained that only 10% of the building exceeds the height. It is due to a small parapet that screens the mechanicals. The elevation shows the wall sign that complies with the code, however, it is not permitted in the C-1 zone.

He believes that 10 parking spaces provides ample parking. The proposed unit count is 801 at this time and they are able to modify the size of the units if the market demands.

The building material includes stucco, brick, decorative metal and a slab floor. Sheet A-2.01 depicts the elevation facing Columbia Turnpike. They agreed to add the stucco and metal panels to this side.

The meeting was opened to the public, then closed with no questions.

Paul Phillips, Planner, was sworn in. He listed the variances. He stated the proposed use is not permitted in the C-1 zone. The height is 43.7ft. where a maximum of 40ft is permitted (c variance). The wall sign and the height of the free standing sign are also variances.

He reconciled the D variance. He stated the use is not permitted in the zone. However, in 2013-2014, uses in the C-1 zone were expanded, and the 2015 Master Plan Reexamination restates the need to expand the uses in this zone in order to address underutilization.

The positive criteria is that this use is an acceptable use with no negative impact. There is also a need for the use in Florham Park and surrounding areas. It is underserved in this respect and the growth of new multifamily housing will further drive the need for additional storage options. The site is well suited and the location is ideal

with convenient access. It is a low intensity use and a destination use. It is at a signalized intersection. The property is already developed. There is very little paved area needed. It is an environmental benefit to re-vegetate the area and reduce of impervious coverage. This will produce less traffic than an office.

The use is compatible with the uses in the area and there are no neighbors to the east. There is only a small portion of the building that exceeds the height. The property sits below grade and that mitigates any height concerns. This use may be more compatible than a permitted use.

There is no detriment to the public good since it is isolated and has natural buffers. It is 15 feet from the roadway and a grade change. There is a sewerage treatment plant and vacant land surrounding it. There is no impact on the nearest residential area which is Beacon Hill.

Paul Phillips stated that the relief can be granted without undermining the C-1 zone. The property is vacant and can be made productive.

Although wall signs are not permitted in the C-1 zone and are not geared to office uses, the wall sign that is being sought here is not inappropriate in this case and is unobtrusive. The basis for the ground sign relief is the grade change. It needs to be higher to identify the property. It will be seen as 8 feet high. It meets area and setback and is well buffered. There is no negative impact.

Bob Michaels asked about the utilization of the existing building. Paul Phillip replied that it would very difficult to use as an office use.

Rick Zeien wanted clarification on the sign height issue. It was explained that there is a significant grade change that is impacting visibility. The sign as proposed would appear to be 12 feet high from Columbia Turnpike eastbound and 8 feet high from the westbound side. This was compared to the BP station sign which is 15 feet high. This sign lights are only on until 11 p.m. or the close of business. The keypad does not work after 10 p.m.

Mr. Paparo stated that his testimony is complete. Mr. Senesky reminded him that there are only 5 members present tonight, and he would need all 5 affirmative votes for an approval because it is a use variance. Mr. Paparo conferred with his client regarding the number of board member present. They elected to carry the application to the next scheduled meeting so that a full board can be present for the vote.

Applicant requested to be carried to the September 5, 2018 meeting without further notice or publication.

Mr. Zeien made a motion to carry the application to September 5, 2018 meeting, second by Mr. DeRose.
Roll Call: On a roll call vote all members present and eligible voted to carry the application.

On a motion duly made and seconded the meeting was adjourned at 10:00 p.m.

Marlene Rawson
Board Secretary

August 1, 2018