

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
WORKSESSION/REGULAR PUBLIC MEETING
July 10, 2014**

APPROVED 9/18/14

1. OPENING OF THE MEETING

The meeting was called to order at approximately 8:00 p.m.

Open Public Meetings Law Statement:

This meeting, which conforms with the Open Public Meetings Law, Chapter 231, Public Laws of 1975, is a **Worksession/Regular Public Meeting** of the Planning Board.

Notices have been filed with our local official newspapers and posted on the municipal bulletin board.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL:

PRESENT: Daniel Olivier
Richard Bonsignore
William Martin
Philip Cerruti, Vice-Chairman (Chaired Meeting)
Councilmember Robert Bicocchi
Thomas Constantine
Ann Costello
Keith Doell (Alt. #1)
Yash Risbud (Alt. #2) (8:33 pm)

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
Dave Novak, Burgis Assoc. appeared on behalf of
Ed Snieckus, Burgis Associates, Board Planner
Louis Raimondi, Board Engineer

ABSENT: Mayor Birkner (excused absence)
Jaymee Hodges, Chairman (excused absence)

4. MINUTES: The Minutes of the **6/12/14 meeting were approved** on motion made by Dan Olivier, seconded by William Martin, and carried unanimously.

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5. CORRESPONDENCE:

1. Procedural Rules & By-laws - Carried to the next meeting (awaiting hard copies);

2. Estimated Breakdown of Construction Costs for Diamond Financial;

3. Letter dated 6/20/14 from Louis Raimondi RE: Millenium/Care One;

4. Letter dated 6/23/14 from Louis Raimondi RE: Maxim Self Storage; Review by Louis Raimondi - See below; Discussion of Zoning Board or Planning Board application - Attorney Randall to advise;

5. Memo of Ed Snieckus, Burgis Associates, dated 6/19/14 RE: Maxim Self Storage; Review by Ed Snieckus - see below;

6. Memo of Ed Snieckus, Burgis Associates, dated 6/26/14 RE: Maxim Self Storage; Review by Ed Snieckus - see below;

6. RESOLUTIONS:

1. **Diamond Financial, LLC - Block 2001, Lots 39, 44 & 45 - Application for a Two-Lot, Minor Subdivision** - Board Attorney Randall read the Resolution of Approval into the record. A motion for approval of the Resolution was made by Dan Olivier and seconded by William Martin. There were no further questions, comments or discussions. On roll all vote, Mr. Martin, Mr. Constantine, Mr. Olivier, Mr. Bonsignore, Mr. Doell, Mr. Risbud, and Councilmember Bicocchi voted yes.

7. PENDING NEW BUSINESS:

1. **Millennium/Care One at Valley, 300 Old Hook Road - Amended Site Plan and Variance** - Carried pending determination of Zoning Board or Planning Board application; Mr. Raimondi addressed his report dated 6/20/14 and Raimondi commented Mr. Randall was to advise whether this application should be before the Planning Board or Zoning Board. A discussion ensued. Mr. Raimondi commented it was submitted as an amendment to the site plan approved by the Zoning Board. This was for a canopy. Mr. Snieckus commented the issue was if it was an amendment or a new

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application. Mr. Randall would review the matter and advise accordingly.

8. **VOUCHERS:** None

9. **VARIANCES, SUBDIVISIONS AND/OR SITE PLANS**

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS
The Board Professionals were sworn in.

1. **Maxim Self Storage, 25 Sullivan Street, Block 2110, Lot 1 - Major Site Plan** - Ed Snieckus reviewed his Memoranda dated 6/19/14 and 6/26/14 under Correspondence above and began with his Completeness Review. Under General Requirements, Checklist Items #8 and #11 were received. Items #9 and #10 may be addressed through testimony. Under Form 5, Preliminary Major Site Plan Details and Requirements, Item #15 can be handled through testimony. Item #25 requires additional information, and applicant should also address the waivers requested in Item #25 and #26.

Based on the foregoing, Mr. Snieckus advised there was sufficient information submitted to **recommend that the Board deem the application complete.**

Mr. Snieckus continued with the Planning Review, which covered the property description, proposed development, zoning, bulk schedule, and variances. Variance relief was required for building height and number of parking spaces. Applicant is proposing a height of 26.34', whereas 24' is permitted. Applicant is proposing to construct five parking spaces, whereas 32 are required. Review comments followed on the variances required and outdoor storage details, as well as circulation, landscaping, trash and recycling, lighting, signage, and statutory criteria, all as set forth in Mr. Snieckus Memoranda.

Board commentary followed in a continued Worksession format. Mr. Snieckus also commented that the architectural plans were not sealed.

Mr. Raimondi reviewed his report dated 6/23/14 under Correspondence above and discussed moving Detention System #2 further to the East and to check the pipe and runoff. Construction Details were mentioned. There was no soil moving

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permit application submitted. Mr. Raimondi had questions on parking in the building and commented that overnight parking was not allowed. An exhaust system would be required, he added, and the Board should review trailer trucks in the building.

Mr. Randall discussed that the Worksession could be opened to a public meeting at the discretion of the Board. Mr. Bonsignore commented the plans were supposed to be received 10 days in advance of the meeting for review and not at a Worksession. He received his plans on Wednesday, and although he gave it a cursory review, he felt it should not be opened to the public without a proper review. Mr. Randall inquired if perhaps some of the applicant's testimony could be taken, rather than waiting two weeks. He does not know the time frame and why they did not reach the Board Members' packets earlier. Mr. Bicocchi stated he would inquire as to same. Mr. Martin and Mr. Bonsignore commented on the email received advising when packets would be ready for pickup. Mr. Martin commented he was able to review the plan today. Mr. Martin then suggested proposing a motion as to whether or not to open the meeting up to a public session. Mr. Bonsignore asked Ms. Schepisi if she was expecting to be heard in a public meeting tonight. Ms. Schepisi advised yes; she indicated in her cover letter she would have her experts present to testify and was not advised it would be just a Worksession.

A motion to open to public session was made by Mr. Martin, seconded by Mr. Constantine and carried unanimously on roll call vote.

Ms. Schepisi thanked the Board for its accommodation and proceeded to give a detailed overview of the application. Applicant was seeking to demolish an existing building and construct a new, two-story self-storage facility. The proposed new use is permitted in the LM Zone. The area of the lot is 211,817 sq. ft. The building would be approximately 471'4" x 163'3". The storage facility would operate seven days a week from 6am to 8pm, with one employee in the building at all times.

Ms. Schepisi continued. They expect the facility to generate minimal traffic. Tractor-trailer and truck traffic would be limited to moving companies storing items of their clients. A drive-in aisle would also be constructed, 14' high x 470' long, to accommodate 23 vehicles inside the building.

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Applicant is seeking a height variance resulting from the drive aisle, which will benefit the Borough, since most of the traffic flow will be inside the building. Any variances for parking will be mitigated by the availability of this indoor parking as well. Applicant will have a construction management trailer on site and will comply with all ordinances. Applicant would address the review letters of the Board Professionals.

The first witness called was Paul D. Remus, Licensed NJ Architect, of Remus Architecture, who was sworn in, qualified and accepted. Exhibit A1, the entire set of Architectural Drawings by Remus Architecture, dated 6/24/14, was marked into evidence. Mr. Remus testified the size of the building is large, 470' x 160', but they designed it with different elements. Parking was addressed and described as adequate. There would be approximately 15-20 visits per day. Mr. Remus reviewed the materials, which included a metal-paneled wall, with a silver finish and a steel blue color. Upstairs was a marketing window. For signage, there was one sign on the entrance and exit side of the building.

Mr. Remus reviewed the floor plans and layouts. On the first floor, there would be a small office and exit to a drive-through, with parking. Generally it is a 10' storage module. They are required to break the building down to fire separations with fire walls. There are three sections. The building will be 100% sprinklered according to Code.

The second floor plan showed the elevator, heating and means of egress with fire walls. Proper exhaust systems have never been required by Code, because vehicles are required to be turned off; however, they do install fans for air circulation. They have approximately 35 storage facilities of about the same size and type, with drive-throughs.

Mr. Remus continued with the elevations required, showing the entrance, exit and service drive. His testimony was complete.

Board questions of Mr. Remus followed. Mr. Raimondi asked if the exhaust system was required by Code would they put it in, and would there be overnight parking. Mr. Remus responded yes to the exhaust system and no as to overnight parking. Mr. Raimondi asked about electrical outlets and lighting. There

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would be no electrical outlets in individual units, and lighting would go on and off automatically, Mr. Remus answered.

Mr. Snieckus asked if the signage would conform with the ordinance. Mr. Remus responded yes; there would be a specific sign manufacturer. There are two monument signs and one free-standing sign. Mr. Snieckus requested a table of the signage and square footage they are seeking. For the 23 interior parking spaces, would they be parallel and striped, he asked. Yes as to parallel and no as to striping, Mr. Remus responded, since minimal cars park at once. Mr. Snieckus requested that the parking definitely be striped and asked for identification of the marketing area.

Ms. Costello commented the building looked much larger than the other buildings, and it would really stand out in these colors. Mr. Remus said it comes pre-finished, and he could bring samples. They do not want to make it too dull, as they want to be seen for marketing strategies. Ms. Costello said it is a huge building on a small street. Mr. Martin agreed with Ms. Costello's comments and that it could be toned down, perhaps on the ends where it is most visible. Mr. Martin suggested the witness check the Code requiring a ventilation system and expressed concern about what would happen if a person does not shut the vehicle down. Mr. Remus said they put in big fans, but they do not introduce air into the building. Mr. Martin inquired how the exhaust dissipates. Mr. Remus said it goes through the building. Mr. Martin commented he is very uncomfortable with this situation. Ms. Schepisi advised they would revisit this issue and do whatever they could to make the Board comfortable with the exhaust issue. Mr. Martin suggested the application package be circulated to all the Borough Departments for comments.

Mr. Olivier requested clarification of the parking space variance. Mr. Snieckus indicated the parking provided is 28 spaces, and they are four parking spaces short. Ms. Schepisi indicated there are about 23 parking spaces inside without blocking the drive-in aisle. Mr. Snieckus requested they be shown on the plan. So basically, it was concluded that there is no parking variance. Mr. Raimondi requested clarification on the outdoor parking spaces. You cannot park 23 vehicles outside if the units are 10' wide. Mr. Remus explained it would be parallel

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with the building. Technically they only need four outside. Four extra spaces need to be shown.

Councilman Bicocchi and Mr. Bonsignore had questions relating to building materials. Mr. Remus responded the materials are brought in and installed. It is a smooth, finished, pre-painted panel of about 24 gauges. Additionally, Mr. Bonsignore asked if air conditioner compressors, along with mushrooms for air intake, would be on the roof. The ridge is in the middle. Mr. Remus would bring in a sample. Mr. Bonsignore asked if there would be sprinklers in each unit. On the first floor, Mr. Remus said, there would be sprinklers, and it is a Code issue. Mr. Bonsignore asked and Mr. Remus responded the elevators are 5.5' wide x 8' deep. Who would monitor the storage, Mr. Bonsignore asked. It is per Code, and Ms. Schepisi advised the applicant would also testify as to this. The stairs are 100' apart, and they have an evacuation point.

The matter was opened to the public for questions of Mr. Remus. Joseph Fucarino, Emerson, came forward. His yard backs up to the existing building, and he asked why they have the access to the residential side in his back yard. It doesn't look that hard to have the building face the other way, he added. Mr. Remus stated this would be best answered by Mr. Costa. If you turned it around, you would have the service side. Mr. Fucarino was concerned about the activity and lighting, noting the service side has less activity. Ms. Schepisi would have Mr. Costa address this issue, stating they took the neighbors' homes into consideration. Mr. Fucarino also had questions relating to water and flooding.

Frank Barone of Van Buren Avenue, inquired about the noise level of the mushroom ventilation. Mr. Remus said it just brings in fresh air to the air conditioning and heating units; there is no fan. The compressors sit up on the roof, similar to the house air conditioning. Mr. Barone was also concerned about lighting, since he is at the corner of Van Buren, where the proposed entrance is. If they could turn down the lighting, it would be appreciated. Ms. Schepisi commented adjustments were made and are being incorporated.

Michael Pontillo, 20 Carver Avenue, came forward and inquired about exterior commercial vehicle parking on site and height inside the building. The way it is designed, it will

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send the commercial traffic out the residential side. It is better suited coming out to Sullivan Street. Mr. Randall reminded Mr. Pontillo to ask questions only. Mr. Petrillo asked if any consideration was given to this. Ms. Remus responded the exterior units already go out to Sullivan. Ms. Schepisi advised they have a traffic expert to testify as to same. Will there be commercial vehicle storage, and how many total rental units would there be, he asked. Ms. Schepisi indicated Mr. Costa could respond. Mr. Remus responded 800. The hours of operation were again given.

The Board took a recess from 9:55 pm to 10:10pm.

Ms. Schepisi advised they would proceed with their engineer. Robert Costa, Licensed Professional Engineer, was sworn in, qualified and accepted. Mr. Costa apologized for the Board's late receipt of plans and had resubmitted drawings that were last revised 7/3/14 in response to Mr. Raimondi's questions and comments, including traffic patterns and drainage. That is what the Board should have gotten, but that was not the original submission. Ms. Schepisi and Mr. Costa addressed Mr. Raimondi's comments. The new push for storage is to have drive-ins.

Mr. Costa continued with drainage. As for floor drains, they would have to be connected to the sanitary sewer. Mr. Raimondi said they would have to get a permit from the Bergen County Utilities Authority. They would need a small grease trap. Roof leaders will discharge as shown into a 12" pipe. They relocated the systems as requested. There will be emergency pavers on the North side of the building. They replaced a trench drain at the end of Van Buren to discharge into the Emerson drainage systems. Currently the existing condition of the property has an inadequate detention system. Although there is a slight increase in impervious, there is a benefit with all the improvements to the drainage system. There will be a significant reduction in runoff. Mr. Raimondi asked if they considered discharging the flow out of System #1 to the 72" pipe in Sullivan Street. They agreed. With respect to the other items, they have been addressed. Mr. Raimondi would review and confirm, since he had not received the revised plan.

Mr. Costa continued with landscaping. The building has been vacant for at least 10-11 years, since his client owned it. The landscaping along the South is non-existent, and they are

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proposing arborvitaes. They would also plan Norway spruces to shield the homes. As for lighting, it would be shut off in the evening, with some lighting remaining for security purposes. Everything in Mr. Raimondi's letter was addressed, Mr. Costa noted. The only two things they need is height, due to the drive-in, which brings it up a few feet. It is a large building, but in this zone, the LM zone, they are below the floor area ratio.

Ms. Schepisi requested Mr. Costa review the Zoning Schedule. They are slightly larger on impervious coverage. The aisle width was made larger for the two-way traffic as requested. Mr. Snieckus also had a concern about the sizable tree to be saved on Sullivan Street, near the drive aisle. Mr. Costa stated they would look at it before the next meeting, and if it cannot be saved, they would come up with an alternative. Ornamental fencing would be placed around the entire project. Mr. Costa commented he would like to come back and demonstrate to the Board some additional screening with satisfactory results. If the fear is traffic, this is the least amount of traffic for a permitted use that could be put on this site. There are key-coded, gated entries. You cannot drive through to cut around traffic. Only a tenant can get in and out. Mr. Costa concluded and would return on 8/14/14.

Louis Luglio, Senior Partner of Transportation of Santee, applicant's traffic expert, was sworn in, qualified and accepted. Mr. Luglio testified that the ITE Handbook is used for the State and County to regulate trips. For am, pm and Saturday traffic, it is very minor, he explained. In total there would probably be 30 trips per day in the peak hours, on the high side. This is a very low traffic use. Parking has been taken care of in terms of the number of spaces. He agrees with parallel parking on the internal access drive and believes there is enough parking to accommodate all vehicles that may be present at the same time. There are five to six spaces for the office component for those coming in for the first time. In his opinion there would be substantially more traffic for a comparable, industrial-type building other than self-storage. Industry standards are met. This is a low intensive use.

Questions of Mr. Luglio followed. Mr. Raimondi had no questions of the witness. Mr. Snieckus inquired what street should have the primary access from Old Hook. Mr. Luglio stated

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the next intersection that has the signal is Charles Street. Mr. Bonsignore asked about construction vehicle parking. It would be controlled by lease provisions.

Questions by the public followed. Mr. Fucarino asked about the sizes of the outdoor parking spaces, and about trucks idling. The concern was also that 6am is too early. The bedrooms of the neighboring homes back up to the building. The issue would be addressed. Mr. Bonsignore commented these concerns become enforcement issues.

Mr. Barone asked if they anticipated diesel vehicles. Ms. Schepisi advised when they return, they would provide further information on exactly what is permitted there.

Mr. Pontillo inquired about turning radius and if it would be tight for a tractor-trailer. Mr. Luglio responded no, an experienced driver would be able to make the turn. Mr. Pontillo asked and Mr. Luglio did not do a traffic study on the traffic patterns on Sullivan or Van Buren or Carver Avenue. Is it feasible that vehicles can drive in, turn around and exit on the other side, Mr. Pontillo asked. In other words, could vehicles come in off Sullivan, not encroach on a residential street, and go down the light manufacturing side. Mr. Luglio noted the roadway to the North is dedicated for emergency services. Could it be flipped he was asked. Ms. Schepisi indicated they would look at it, but it would be closer to the property line. There were no further questions of the witness at that time.

Ms. Schepisi showed examples of the colors. Mr. Olivier requested Ms. Schepisi submit copies of the proposed tenant leases prior to the next meeting for the Board to review. The matter was carried to the 8/14/14 meeting, with no further notice.

10. DISCUSSION: None

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 11:10 p.m.

Respectfully submitted,

MARY R. VERDUCCI, Paralegal

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Planning Board Secretary