

MINUTES

PLANNING BOARD

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Regular Meeting

April 3, 2019

The Regular Meeting of the Planning Board was called to order at 7:30 PM by Michael Einbinder in the Public Meeting Room.

Mr. Einbinder confirmed that the meeting was being held in conformance with all regulations of the SUNSHINE LAW and proper notice had been given to the Courier News; also, the Agenda had been posted in Town Hall, Board Office, and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue significantly past 10:30 PM.

Roll Call:

Members present were Mr. Einbinder, Mr. Johnson, Mr. Graziano, Mr. Niceforo, Ms. Poage, Ms. Greenwald and Mr. Monaco. Mr. Robertson, Board Attorney, and Mr. Solfaro, Board Engineer, were also present.

Adoption of Minutes:

March 20, 2019 Regular Meeting

A motion was made by Mr. Einbinder, seconded by Mr. Johnson, to adopt the Minutes of the Regular Meeting of March 20, 2019 as presented. The voice vote was unanimous.

Informal Concept Review:

Elshiekh Enterprises, 495 Springfield Avenue, Block 206, Lot 14

Proposed removal of existing 2.5 story structure and development of a new 3 story mixed-use building that would contain 6 residential units and approx. 2,400 sq. ft. of retail.

Ed Dec, engineer, stated that the applicant is proposing to construct a three-story building with retail on the first floor and residential units on the second and third floors. The parking is proposed to be located in the rear of the property and since there is not sufficient parking they will be seeking a variance to use some of the street parking. A variance will also be required for density since they are proposing 6 units where 5.1 are permitted. The height of the proposed building will be 40'. The applicant has received

the memorandum from the Beautification Committee and will take their comments into consideration.

Discussion took place regarding the design of the building and it was suggested to the applicant that he look at some of the projects that have been approved for this area and design the building accordingly. It was noted that there is limited street parking available and the applicant was asked to consider reducing the number of units to conform to the permitted density and decrease the amount of parking required. The application will need to go before the Board of Adjustment for hearing if a variance for density is required.

Mr. Elshiekh stated that he will reduce the project to 5 units and he will also provide landscaping.

Application for Review:

App. SP-1-19: Insite Property Group, 100 Industrial Rd., Bl 1301, L 14.03 (LI Zone)

The project involves converting an existing building and site improvements from the current use of warehousing to a proposed use of self storage, which is a permitted use. Proposed improvements include interior modifications to re-tenant the building, covered loading zone over existing parking area, resurfacing the parking lot and driveway aisles, replacing various existing concrete pads with asphalt and constructing a dumpster enclosure within existing parking area.

Robert Smith, attorney for the applicant, stated that the applicant wants to convert an existing industrial building into self-storage which is a permitted use in the zone. The applicant is seeking preliminary and final site plan approval.

C.J. Rogers, Development Manager for Insite Property Group, was sworn and described the company's operations. He stated that the applicant is currently the contract purchaser of the property and is proposing a modest upgrade of the site including milling, paving and striping of the parking lot, painting of the building and changing some of the doors. They anticipate having three employees on the site during the hours of 8 am to 7 pm, 7 days per week. Mr. Rogers also discussed some of the proposals for expansion of the site in the future that are not part of the present application.

Mr. Rogers presented Exhibit A-1 – rendering of the existing building with a few modest changes, Exhibit A-2 – rear of the building showing the canopy on the back of the building, Exhibit A-3 and A-4 – aerial photographs of the site.

Open to Public

The hearing was opened to the public for questions regarding Mr. Rogers' testimony. There were no members of the public who had questions.

In response to a question from Mr. Solfaro, Mr. Rogers advised that there would be about 20-40 trailers and boats parked on the property.

Grant Lewis, Engineer and Planner, was sworn, gave his professional background and was accepted as an expert witness. Mr. Grant presented Exhibit A-5 – colorized rendering of the site plan and described the property, including access to the site, number of parking spaces, drainage, lighting and landscaping. Mr. Grant described the existing parking, proposed parking and the proposed area that will be used for storage and parking of boats and RVs.

Discussion took place regarding the parking, boat and RV storage, and the future plans for development of the adjacent property for residential that will require screening.

Mr. Smith stated that the applicant would agree to a limitation on the boat and RV storage and to location of that storage away from the property line in an area to be identified on the revised site plan.

Paul Brown, owner of the applicant, was sworn and provided additional details with respect to boat and RV storage.

With respect to the recommendation of the Environmental Commission that solar panels be installed on the building, Mr. Smith noted that the applicant might consider that in the future but right now it would not be cost effective.

Mr. Lewis advised that for this stage an LOI from the DEP is not required but appropriate DEP permits will be applied for when the applicant moves on to Phase 2.

In response to a question regarding signage, Mr. Lewis indicated on Exhibit A-1 the location of the proposed signage over the main entry and over the leasing office. He stated that all signage will conform to Township requirements.

Mr. Smith noted that the applicant has reviewed the report from the Fire Department and will agree to everything required.

Mr. Solfaro advised that there are no remaining issues in the Neglia report that have not been addressed.

Open to Public

The hearing was opened to the public for questions or comments regarding the application. There were no members of the public who had questions.

Mr. Robertson summarized the proposed conditions of approval.

A motion was made by Mr. Einbinder, seconded by Mr. Graziano, to approve App.#SP-1-19: Insite Property Group, 100 Industrial Rd., BI 1301, L 14.03 (LI Zone), for site plan approval, subject to the conditions discussed and further subject to the requirements, restrictions and limitations that shall be set forth in a Resolution of Memorialization to be adopted by the Board at a future meeting.

The Motion was carried 7-0 with Mr. Einbinder, Mr. Johnson, Mr. Graziano, Mr. Niceforo, Ms. Poage, Ms. Greenwald and Mr. Monaco voting in favor. There were none opposed.

Adjournment:

A motion was made by Mr. Einbinder, seconded by Mr. Johnson, to adjourn the meeting. The voice vote was unanimous and the meeting adjourned at 9:05 p.m.

Regina Giardina, Secretary Pro-Tem