

PLANNING BOARD
TOWNSHIP OF BERKELEY HEIGHTS

Application # _____
Date of Filing _____

Application Fee: _____
Escrow deposit: _____

(Do not write above this line.)

APPLICATION FOR SITE PLAN APPROVAL

To: The Township of Berkeley Heights Planning Board

Application is made for X (Preliminary) and/or X (Final) approval of a SITE PLAN hereinafter more particularly described as follows:

1. Applicant's Name: Extra Space Storage, Inc.

Address: 2795 E. Cottonwood Pkwy, Ste. 400, Salt Lake City, UT 84121

Phone: (832) 264-7636 Email Address: pmcdaniel@extraspaces.com
Cell: (832) 264-7636

2. Name and address of present owner(s) -- if other than #1 above

Name: Extra Space Props 80, LLC (Unit 3) / Tuckaway Mini Storage Inc. (Unit 2)

Address: PO Box 80079 / 664 Valley Rd
Dallas, TX 75380-0729 / Gillette, NJ 07933

Phone: (832) 264-7636 Email Address: pmcdaniel@extraspaces.com

3. Interest of Applicant if other than owner: Parent Company of Unit 3 owner and contract purchaser of Unit 2

4. Location of Site: 310 Synder Avenue

(Street Address)

1901 50.02 (Unit 2), 50.03 (Unit 3) LI
(Tax Map Block No.) (Lot Numbers) (Zone)

5. Proposed Use of Site: Expansion of existing self-storage use

6. List of maps and other documents accompanying application and number of each:

Item	Number
<u>Please see Giordano, Halleran & Cielsa cover letter</u>	_____
_____	_____
_____	_____

7. List variances requested: Please see site plan Zoning Table

8. Name, address, and profession of person designing SITE PLAN:

Name: T. Lam, Bohler Engineering, Profession: Civil Engineer

Address: 30 Independence Blvd., Suite 200

Warren, NJ 07059

Phone: (908) 668-8300 Email Address: tlam@bohlereng.com

SIGNATURE OF APPLICANT:

NAME (PRINTED): Peter McDaniel

9. Applicant's Attorney:

Name: Michael J. Vitiello, Esq., Attorney for Applicant
 Address: Giordano, Halleran & Ciesla, P.C.
125 Half Mile Road, Red Bank, NJ 07701
 Phone: (732) 741-3900 Email Address: mviello@ghclaw.com

10. Applicant's Witnesses:

Name: Peter McDaniel Profession: Representative of Applicant
 Address: Extra Space Storage, Inc.
2795 E. Cottonwood Pkwy, Ste. 400, Salt Lake City, UT 84121
 Phone: (832) 264-7636 Email Address: pmcdaniel@extraspaces.com

Name: T. Lam, Bohler Engineering, Profession: Civil Engineer
 Address: 10000 Midlantic Dr. Mt. Laurel, NJ 08054
 Phone: (908) 668-8300 Email Address: tlam@bohlereng.com

Name: Richard Bencivenga, AIA Profession: Architect
 Address: Tao Architecture & Design,
63 N. Lakeview Dr., Ste. 201, Gibbsboro, NJ 08026
 Phone: (856) 778-2500 x 103 Email Address: rbencivenga@taodesign.com

Name: TBD Profession: Planner
 Address: _____
 Phone: () _____ Email Address: _____

11. Owner's Letter of Consent:

Township of Berkeley Heights
 Planning Board
 29 Park Avenue
 Berkeley Heights, NJ 07922

RE: Application # _____
 Block 1901 Lot 50.03
 Location: 310 Synder Avenue
 Applicant: Extra Space Storage, Inc.

I certify that I am the Owner or duly authorized representative of the Owner of Record of the site described herein and that I concur with the application and plans presented to the Planning Board of the Township of Berkeley Heights.

Permission is hereby granted to _____ as applicant for the proposed development.

Extra Space Storage, Inc.

as applicant for the

Nov. 01st 2022
 (Date)

[Signature]
 (Signature)
KIRK GRIMSHAW
 (Printed Name)

(If title is applicable, please indicate. If joint ownership, both owners must sign and give address and phone number.)

(For Unit 3 Owner, see above. For Unit 2 Owner, see separate Landowner's Consent attached hereto.)

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
PLANNING BOARD
CHECK LIST - SITE PLAN

Applicant's Name and Address: Extra Space Storage, Inc.
2795 E. Cottonwood Pkwy, Ste. 400, Salt Lake City, UT 84121
 Phone: (832) 264-7636 FAX: ()
 Project: Extra Space Storage Expansion Location: 310 Synder Avenue
 Date Received: _____ Engineer: Tung-To Lam, Civil Engineer, Bohler Engineering

At least sixteen (16) sets of sealed plans and copies of properly executed application forms shall be submitted at least twenty-eight (28) days prior to the Regular Planning Board Meeting for the purpose of review and discussion.

If the Applicant is a Corporation, representation by a New Jersey Attorney is required at the Public Hearing.

Unless the following items appear on the SITE PLAN, or if they fail to conform to the requirements herein listed, a Public Hearing will not be scheduled.

The Applicant's Engineer shall complete each item on the CHECK LIST as follows:
 (Y) Yes, () No, or (N/A) Not Applicable

<u>Applicant</u>	<u>Township Official Verification</u>	<u>Item</u>
(Y)	()	Calculation of Application Fee
(Y)	()	Proper Scale (not less than 1" = 30')
(Y)	()	Graphic Scale
(Y)	()	Key Map (not less than 1" = 500')
(Y)	()	Reference meridian
(Y)	()	Date (on all documents and drawings)
(Y)	()	Revision dates
(Y)	()	Entire tract shown
(Y)	()	List of all drawings and documents included in application
(Y)	()	Name of development or project
(Y)	()	Name and address of owner of record
(Y)	()	Name and address of applicant
(Y)	()	Name, address, signature and seal of Professional Engineer or Architect licensed in the State of New Jersey who prepared the plans
(Y)	()	Survey of tract certified by licensed Land Surveyor
(Y)	()	Names of adjoining owners and owners within 200' with block and lot numbers and tax sheet numbers
(Y)	()	Space provided for endorsement of the Chairman, Secretary of the Planning Board and Township Engineer
(Y)	()	Tax map identification (Sheet number, lot and block numbers) on plan
(Y)	()	Tract boundaries and dimensions
(Y)	()	Tract area (within .01 acres)
(Y)	()	Zone boundaries and existing schools within 200'
(N/A)	()	Proposed Right of Ways
(N/A)	()	Proposed streets and street names
(Y)	()	Proper size sheet
(N/A)	()	Areas dedicated to public use
(Y)	()	All easements or deed restriction on or related to the tract

SITE PLAN - CHECK LIST

<u>Applicant</u>	<u>Township Official Verification</u>	<u>Item</u>
(Y)	()	Any adjacent lots in which applicant has a direct or indirect interest
(Y)	()	Improvements to adjoining streets and roads
(Y)	()	All distances to the nearest intersection with any public street (measured along sideline or centerline of adjacent street)
(Y)	()	Streams, waterways and flood plains within 200' of tract
(Y)	()	Setback lines; Provided and Required
(Y)	()	Building height, size and location
(Y)	()	Percent (%) of building coverage
(Y)	()	Location and size of existing buildings and structures
(Y)	()	Structures to be removed shall be indicated by dashed lines
(Y)	()	Existing structures on Historic Landmarks' Inventory maintained by Union County Planning Board
(Y)	()	Existing elevations and contours (2' contour interval and extended 50' beyond tract)
(Y)	()	Proposed elevations and contours (2' contour interval and extended 50' beyond tract)
(Y)	()	Elevation drawings (front, back and side of proposed and existing buildings and signs) with dimensions
(Y)	()	Floor plans with dimensions
(Y)	()	Exterior wall material
(Y)	()	Exterior architectural lighting and details
(Y)	()	Access streets (Names, width, lanes)
(Y)	()	Vehicular ingress and egress to and from site onto public streets
(Y)	()	Directional traffic flow on site
(Y)	()	Calculation of parking; Provided and Required
(Y)	()	Location, scaled design of offstreet parking
(Y)	()	Size and location of bays, aisles and planting areas
(Y)	()	Offstreet parking areas, paved and curbed
(Y)	()	Written Use Plan Same as existing
(Y)	()	Size and location of driveways and curbcuts
(Y)	()	No driveway within five (5) feet of property line
(Y)	()	Driveways conform to maximum and minimum dimensions required
(Y)	()	Sight easements shown on plan
(Y)	()	Sidewalks, walkways and pedestrian lanes
(N/A)	()	Fire Lanes
(Y)	()	Loading spaces or docks
(Y)	()	Traffic Impact Analysis for sites generating more than 25 vehicles per hour
(Y)	()	Existing storm sewer system
(Y)	()	Proposed storm sewer system
(Y)	()	Documentation showing that the rate-of-runoff after development will not exceed rate-of-runoff prior to development (drainage calculations)

SITE PLAN - CHECK LIST

<u>Applicant</u>	<u>Township Official</u> <u>Verification</u>	<u>Item</u>
(Y)	()	Existing sanitary sewers
(Y)	()	Proposed sanitary sewers
(Y)	()	Existing and proposed water mains and hydrants
(Y)	()	Existing and proposed gas lines
(Y)	()	Existing and proposed electric lines
(Y)	()	Existing and proposed telephone lines
(Y)	()	Existing and proposed common space
(Y)	()	Existing and proposed open space
()	()	Solid waste collection and disposal method Existing Methods
(Y)	()	Buffer areas including height, width and type of buffer and its expected effectiveness in screening views, auto headlights and reducing noise
(Y)	()	Seeded or sodded areas, groundcover, retaining walls, fencing, shrubbery, trees, including height and caliper
(Y)	()	Location of single trees not in wooded areas with diameter of six (6) inches or more as measured three (3) feet above the base of the trunk
(Y)	()	Conforms to Master Plan
(W)	()	Environmental Impact Statement
(Y)	()	Certification by Tax Collector that taxes are paid on property
(Y)	()	Bonds, Cash Escrows and Inspection Fees posted for improvements Upon Construction
(Y)	()	Map of properties within 200'
(Y)	()	Proof of Service of notification of Public Hearing to all property owners within 200' Pre-Hearing
(Y)	()	Soil Erosion and Sediment Control
(Y)	()	Construction Details
(Y)	()	Owner's Letter of Consent, if applicant is not the owner
(Y)	()	Submission of plans to Union County Planning Board
(Y)	()	Submission of plans to Somerset-Union Soil Conservation District
(Y)	()	Soil Movement Permit
(N/A)	()	For sites containing hazardous materials under NJDEP jurisdiction: Documentation from NJDEP approving clean up plan per Ordinance #30-00
(N/A)	()	For sites containing hazardous materials under USEPA jurisdiction: Documentation from USEPA approving clean up plan per Ordinance #30-00
(Y)	()	Disclosure Statement of ten percent (10%) ownership interest of Corporation or Partnership (NJSA:40:55D-48.1 and 48.2)

Name

Address

1. _____
2. Please see attached disclosure of ownership interest. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

SITE PLAN - CHECK LIST

SIGNATURE

Extra Space Storage, Inc.

TITLE

NAME OF CORPORATION OR PARTNERSHIP

2795 E. Cottonwood Pkwy, Ste. 400, Salt Lake City, UT 84121

ADDRESS

NOTE: No Planning Board, Board of Adjustment or Municipal Governing Body shall approve the application of any Corporation or Partnership which does not comply with these Disclosure Acts as per New Jersey Statute 40:55D-48.3.

Such other information or data as may be required by the Planning Board in order to determine that the details on the Site Plan are in accordance with the standards of the Zoning Ordinances of the Township of Berkeley Heights.

(X) () Completion of Check List

[Handwritten signature]

SIGNATURE OF ENGINEER PREPARING CHECK LIST

DATE

TOWNSHIP OFFICIAL

DATE

NOTE: For submission procedures and required information, see the Secretary of the Planning Board

FOR PLANNING BOARD USE ONLY - DO NOT WRITE BELOW THIS LINE

Reports from Department and/or Board or Agencies:

Routed To:

Received From:

- Township Engineer: _____
- Construction Official: _____
- Traffic Safety Officer: _____
- Environmental Commission: _____
- Fire Prevention Bureau: _____
- County Planning Board: _____
- Clerk of Adjoining Municipality: _____
(if within 200')

- () () Advertise Public Hearing ten (10) days in advance of meeting
- () () Letter of Planning Board Action to Applicant, date: _____
- () () Publication of Decision within ten (10) days, date: _____
- () () Verbatim Recording of Regular Meeting
- () () Performance Guarantee Posted
- () () Soil Erosion and Sediment Control Plan Approved

Township Official

General Construction and Design & Grounds and Landscaping Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(Y)	()	Consider the orientation and design to maximize passive solar heat/cooling. For example, orient the building along its east-west axis to have a larger surface exposure to the south, and use deciduous vegetation to block the sun in the summer months and maximize light and heat in the winter months.
(Y)	()	Minimize disturbance to soils and vegetation. Use proper planning to protect vegetation during construction and prevent damage to surrounding areas.
(Y)	()	Create landscapes that use native plantings to limit the need for lawn chemicals and maintenance (mowing, trimming, watering). Consider using captured rainwater (rain barrel) or recycled grey water for irrigation.
(Y)	()	Recycle and/or salvage non-hazardous construction and demolition debris.
(Y)	()	Consider the use of renewable building materials and products. Consider choosing products with low VOCs and avoid products that contain hazardous chemicals (i.e. formaldehyde, cyanide).
(Y)	()	The use of local construction companies and products (i.e. local and sustainable woods) is recommended.
(Y)	()	Where practicable, place parking spaces in shaded areas and consider using paving materials with an SRI value >29 (this will reflect, not absorb solar heat).

Storm Water Management Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(Y)	()	Consider limiting impervious surfaces such as use of an open grid pavement system (at least 50% pervious).
(Y)	()	Consider reducing impervious cover to promote infiltration that captures and treats storm water runoff from rainfall.
(Y)	()	Consider avoiding runoff to other properties by installing an underground cistern or rain garden. This will keep water on your own property and out of the sewer.

Energy & Lighting Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(Y)	()	Consider providing natural daytime lighting as much as possible with skylights or solo tubes. Consider using triple-pane windows, with protection against sun damage.
(Y)	()	Consider choosing energy-efficient light bulbs. Use solar lighting outdoors.
(Y)	()	Consider use of motion sensor lighting where applicable. In commercial/industrial settings consider use of sensor controls.
(Y)	()	Conserve energy, reduce electricity use and if possible incorporate renewable energy.
(Y)	()	Consider choosing ENERGY STAR appliances.

Heating and Cooling Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(Y)	()	Consider Increasing amount of insulation by using 2 x 6 studs.
(Y)	()	Consider installation programmable thermostats and attic fans to regulate heating and cooling.
(Y)	()	Consider installation heat pumps to transfer energy heat and cold.
(Y)	()	Consider use high efficiency boilers/furnaces.
(Y)	()	Consider use light color roofing materials to limit heat absorbed by dark colored roofs. Consider tile or metal roofs.
(Y)	()	Consider use roofing material with a solar reflectance index (SRI) equal or greater than 78 for low roofs and 29 for steep-sloped roofs.

Water Usage Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(Y)	()	Consider use of low-flow shower heads.
(Y)	()	Consider installing dual-flush toilets.
(Y)	()	If there are any other sustainable building practices not mentioned before, that will be used in this project, please describe: _____ _____ _____