

TOWNSHIP OF WEST ORANGE APPLICATION FORM FOR THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT

A. APPLICANT INFORMATION

Full Legal Name: PS Atlantic Coast, LLC
(Last) (First)
Mailing Address: 701 Western Avenue Glendale CA 91201
(Street) (City) (State) (Zip)
Telephone Number: (972) 546-0375 Email: jyates@publicstorage.com

Is the Applicant an: ☐ Individual, ☐ Corporation, ☐ Partnership, ☒ Other LLC

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached.

Relationship of the applicant to the property: ☐ Owner, ☐ Tenant or Lessee, ☒ Purchaser under contract
(with consent of owner, ☐ Other (please specify) _____

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

☐ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: Crystal Eagle LLC
Address: 424 Eagle Rock Avenue, West Orange, NJ 07052
Telephone Number: (201) 370-0102 Email: scottheller1@gmail.com

C. PROPERTY INFORMATION

Street Address: 424 Eagle Rock Avenue
Block Number(s): 111 ; Lot Number(s): 1.08 ;
Tax Plate: 0072 ; Zone of Property: B2
The location of the property is approximately 340 feet from the intersection of _____
Eagle Rock Avenue and Prospect Avenue (closest intersection.)

Has there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property?

☐ Yes, Date(s): the Township had no records of prior approvals ; ☐ No

If yes, please attach copies of the written decisions adopted by the Board to each application.

Please attach a list of all contiguous or adjacent property owned by the applicant or owner. ☒ None

Is this property listed in "The Historic Sites Survey" prepared by Robert Guter 7/9/1992 ☐ Yes ☒ No

D. TYPE OF APPLICATION

Indicate the type of application being submitted, check all boxes that apply. Note that more than one variance may be necessary, please indicate the number of each type needed:

- 1) ☐ Interpretation of ordinance or map.
- 2) ☐ Appeal of action of Zoning Officer.
- 3) ☒ Variance "C1" Reason: ☐ shape of property; ☐ physical features; ☐ exceptional situation.
- 4) ☒ Variance "C2".
- 5) ☒ Variance "D".
- 6) ☐ Subdivision without variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 7) ☐ Subdivision with variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 8) ☐ Site Plan: ☐ preliminary; ☐ final; ☒ preliminary and final; ☒ with variances; ☐ without variances.
- 9) ☐ Amended Site Plan.
- 10) ☐ Conditional Use.
- 11) ☐ Conceptual.
- 12) ☐ Home Professional Office.
- 13) ☐ Home Occupation.
- 14) ☐ Soil Removal Permit.

Please list the specific Sections of the Ordinance for which a variance is sought. If additional space is required, please attach a list.

Section: _____; Proposed: _____; Description: See attached list of variance relief sought

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)

The Applicant proposes to construct a three (3) story self-storage facility inclusive of accessory office space.

The property is 114,469 (square feet); 2.63+/- (acres)

Impervious Surface Coverage: Present: 84%; Proposed: 72%

Building Coverage: Present: 22%; Proposed: 34.6%

Is the property located:

Within 200 feet of another municipality? ☐ Yes ☐ No

Adjacent to an existing or proposed county road? ☒ Yes ☐ No

Adjacent to other county land? ☐ Yes ☐ No

Adjacent to a state highway? ☐ Yes ☒ No

F. EXPERTS

The following information is respectfully requested to enable the Board to facilitate the processing of this application:

APPLICANT'S ATTORNEY: Lisa A. John-Basta, Esq.

Telephone Number: (973) 530-2083 Email: ljohn-basta@csglaw.com

Address: Chiesa, Shahinian & Giantomasi, PC - One Boland Drive, West Orange, NJ 07052

APPLICANT'S ENGINEER: Matthew J. Neuls, P.E.

Telephone Number: (201) 297-4205 Email: mneuls@dresdnerrobin.com

Address: Dresdner Robin - One Evertrust Plaza, Suite 901, Jersey City, NJ 07302

APPLICANT'S ARCHITECT: Lorelei Mewhirter, AIA

Telephone Number: (972) 788-1010 Email: lorelei.mewhirter@obrienarch.com

Address: O'Brien Architecture - 5310 Harvest Hill Road, #136, LB 161, Dallas, TX 75230

APPLICANT'S PLANNER: Charles Heydt, P.P.

Telephone Number: (973) 384-1071 Email: cheydt@dresdnerrobin.com

Address: Dresdner Robin - One Evertrust Plaza, Suite 901, Jersey City, NJ 07302

OTHER EXPERT(S): _____

Telephone Number: () _____ Email: _____

Address: _____

If necessary, please list any additional experts below, including address, telephone number and email address.

G. REQUIREMENTS FOR VARIANCES

- 4A) Please attach a written statement labeled “**PROPOSAL**”, describe the major elements of your proposal, and describe in detail the physical and use changes proposed.
- 4B) Please attach a written statement labeled “**REASONS FOR RELIEF**”, which fully answers 4C-1, 4C-2 or 4D (Special Reasons) **AND** part 4E (Negative Criteria).
- 4C-1) *(For C1 variances only)* The strict application of the provisions of the Zoning Ordinance would result in the peculiar and exceptional practical difficulties or exceptional undue hardship under *N.J.S.A. 40:55D-70c(1)*. List in detail wherein this case conforms to this requirement, including, if applicable, reference to the exceptional narrowness, shallowness, or shape of the property, or the exceptional topographical conditions affecting the property which applicant contends warrants the granting of the variance.
- 4C-2) *(For C2 variances only)* State how the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment according to *N.J.S.A 40:55D-70c(2)*. Please list all benefits of the deviation to the Township and any adverse effects. State how the benefits of the deviation would substantially outweigh any detriment to the Township.
- 4D) *(For D variances only)* State the special reasons under *N.J.S.A 40:55D-70d* affecting this property.
- 4E) The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. List in detail the reasons, among others, why the variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone.

H. PLAT SUBMISSION

- 4F) Please list all maps and other exhibits accompanying this application. Attach an additional sheet if necessary.

ITEM	SIGNED BY	DATE/REVISION
Preliminary/Final Site Plan	Matthew J. Neuls, P.E.	November 19, 2020
Architectural Plans	Lorelei Mewhirter, AIA	November 2, 2020
Planning & Zoning Report	Charles Heydt, P.P.	November 19, 2020
Stormwater Management and Engineer's Report	Matthew J. Neuls, P.E.	November 2020

I. NOTICE

Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing date.

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Applicant's Signature: _____ Date: 12/5/2020

CONTINUANCE

Should the Planning Board/Zoning Board of Adjustment have a full and heavy agenda, or discussion and meeting regarding this application requiring carrying the matter past the statute time limit, the applicant grants permission for such an extension.

Applicant's Signature: _____ Date: 12/5/2020

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside at 56 BAYVIEW ROAD, SHORT HILLS, NJ
in the County of ESSEX and the State of NEW JERSEY;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 111:
Lot(s) 108 on the Tax Map of _____ which property is the subject of the above
application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site
which is the subject of this application.

Owner's Signature: _____ Date: 12/3/2020

THIS APPLICATION DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH OTHER TOWNSHIP ORDINANCES SUCH AS THE TREE REMOVAL ORDINANCE AND OBTAINING THE NECESSARY APPROVALS AND PERMITS UNDER SUCH ORDINANCES.

**TOWNSHIP OF WEST ORANGE
APPLICATION ATTACHMENT**

PS ATLANTIC COAST, LLC

Specific Sections of the Ordinance for which variance relief is sought:

Section	Proposed	Description
Section 25-7.1 Part A	Self-storage facility	Self-storage use is not permitted in the B-2 District
Section 25-7.1 Part B	3 stories/36.5 feet	Max. permitted height in the B-2 District is 2.5 stories/35 feet
Section 25-7.1 Part B	72%	Max. permitted lot coverage in the B-2 District is 60%
Section 25-11.2		Min. side yard of nonresidential building on a lot that is contiguous to the boundary of any residential district shall be 75 feet
Section 25-11.3	13.42 feet (east) 10.85 feet (south)	Min. buffer strip of 50 feet shall be provided along any side or rear property line that is also a boundary line between a nonresidential district and a residential district or is contiguous to a residential zone
Section 25-12.1.b	Flush curb	The perimeter of all parking areas and edges of all entrance and exit drives shall be enclosed with a concrete or granite block curb at least 6 inches above the paving surface
Section 25-12.1.1	Parking in front yard	Parking may only be placed in the side or rear yard
Section 25-12.3	0 loading spaces	3 loading spaces required
Section 25-15.3.c.8	1 monument sign on frontage less than 100 feet	One monument sign shall be permitted on property with a minimum lot frontage of 100 feet

H. Plat Submission

List all maps and other exhibits accompanying this application.

(continued)

ITEM	SIGNED BY	DATE/REVISION
ALTA/NSPS Land Title Survey	Greg Gloor	11/12/2020