



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

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TO: Zoning Board Members

FROM: Paul Grygiel, AICP, PP, Planning Director

DATE: March 16, 2022

RE: **ZB-20-16/PS Atlantic Coast, LLC – Supplemental Review Memo**
Block: 111; Lot: 1.08; Zone: B-2
424 Eagle Rock Avenue
Seeking “c” and “d” variances for construction of a self-storage facility

INTRODUCTION

The applicant is proposing to construct a three-story self-storage facility on a property currently developed with a bowling alley. The applicant has made additional modifications to the proposed plans, including reducing the floor area of the proposed self-storage facility. This memorandum supplements my prior review memoranda dated August 13, 2021 and August 30, 2021, and updates my December 15, 2021 and January 12, 2022 memoranda to address changes to the application (new information is denoted in **bold**, deletions are shown in ~~striketrough~~). A “d(1)” use variance is required to allow the self-storage use, along with a number of “c” variances.

UPDATED/ADDITIONAL SUBMISSIONS

<u>ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISION</u>
Site Plan (16 sheets)	Matthew J. Neuls, PE and Gabrielle Gornelli, PE	3/11/22
Architectural Plans (9 sheets)	Charles P. Dietz, RA	1/7/22
Planning & Zoning Report	Charles Heydt, PP, AICP and Carolyn Worstell, PP, AICP	1/7/22
Environmental Impact Statement	Charles Heydt, PP, AICP	1/7/22



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Stormwater Management and Engineer's Report	Gabrielle R. Gornelli, PE and Matthew J. Neuls, PE	January 2022
Stormwater Management System Operation and Maintenance Manual	Gabrielle R. Gornelli, PE and Matthew J. Neuls, PE	January 2022
Roof-mounted Solar Arrays Plan	Elaine A. Huang*	Not dated
Property Exhibit	Not signed	3/11/22

*Seal for New York State Licensed Professional Engineer

CURRENT PROPOSAL AND ADDITIONAL COMMENTS

The applicant is still seeking preliminary and final major site plan approval and variances to permit the construction of a self-storage facility and related improvements on the subject property. The existing bowling alley building is proposed to be demolished. Portions of the existing parking lot are proposed to remain. The self-storage building will be located in roughly the same location as the existing building. It will be three stories in height and have a gross floor area of 105,741 square feet (previously reduced from 122,490 square feet). The change in the shape of the building, and its reduced footprint, have enabled existing steeply sloped areas of greater than 15% to be undisturbed. **Solar arrays are proposed on the roof of the building. A total of 608 modules of 390 watts each are proposed. Testimony should be provided as to the height above the roof of the proposed solar arrays.**

One building mounted sign with an area of 118 square feet is proposed on the north façade. A monument sign is proposed to the west of the site driveway. This sign's dimensions are 6 feet wide by 3.125 feet high (18.75 square feet in area). It will be located on a base with a height of 1.75 feet, for an overall sign height of 4.875 feet.

Parking for the self-storage use will be comprised of 23 parking spaces, including two handicap spaces, located adjacent to a sidewalk along the west side of the building. Eight of these spaces, including one handicap space, will be located in the vicinity of the office entrance and will be accessible at all times. The remaining spaces will be located beyond a gate within an area bounded by six-foot high decorative steel fencing, which will also enclose most of the driveway around the building's perimeter. A 24-foot wide two-way circulation aisle is proposed for the parking area and a minimum 18-foot wide one-way aisle will provide emergency access to the south, east and north sides of the building. Two parallel parking spaces for public access to Crystal Lake have been added along the western edge of the property across from the eight office parking spaces.

Sixty-six additional parking spaces exist along both sides of an access aisle in the property's stem. The applicant has indicated they relate to other uses in the vicinity, and are not intended for the proposed use of the subject property. The current proposal is to remove ~~a number~~ **all** of these



spaces ~~on the west side of the access aisle and replace them~~ **a portion of the area they formerly occupied** with a seeded lawn area, with striping for ~~the 31~~ **the spaces on the east side of the aisle** to be removed, although the pavement will remain. These changes respond to concerns raised at the Site Plan Review Advisory Board meeting and prior hearings on this application regarding this excess parking, and its possible conversion to a path connecting from Eagle Rock Avenue to Crystal Lake. The access aisle from the street to the rear portion of the property where the self-storage facility is proposed will be converted from one-way to two-way. A trash enclosure is proposed to the north of the one-way access aisle across from the office portion of the building. Landscaping is proposed around most of the perimeter of the rear portion of the site.

It is noted that Section 25-12.1.k of the Land Use Regulations Ordinance regulates off-site parking facilities:

“Off-street parking facilities as required by this chapter shall be provided on the same lot as the principal building or use that they serve, except that off-site parking facilities for nonresidential uses in the B-1, B-2, OB-1 and OB-2 Districts may be provided on properties within 250 feet of the lot on which the principal building is located.”

The applicant is no longer proposing to use the excess parking spaces. Should there be a change in the future to add back these spaces, additional approvals would be required including confirming compliance with the above requirement.

I also note Section 25-8.1 regarding setbacks of accessory uses does not permit an off-street parking area within five feet of a property line. The parking along the access aisle has a zero foot setback to the adjacent property, although it is an existing condition not being changed.

VARIANCES REQUIRED

SECTION/REQUIREMENT	PERMITTED /REQUIRED	EXISTING	PROPOSED
<i>“d” Variance</i>			
25-7.1 Permitted use	Various commercial uses	Bowling alley	Self-storage facility
<i>“c” Variances</i>			
25-7.1 Maximum building height	2 ½ stories, 35 feet	1 story, 32 feet	3 stories, 35 feet
25-7.1 Maximum lot coverage	60%	84.0%	71.5% 72.3%



SECTION/REQUIREMENT	PERMITTED /REQUIRED	EXISTING	PROPOSED
25-11.2 Minimum side yard adjacent to residential district	75 feet	24.9 feet	36.85 feet
25-11.3 Minimum buffer, rear and side yard, adjacent to residential district	50 feet	3.92 feet (east), 26.77 feet (south)	13.42 feet (east) 34.10 feet (south)
25-12.1.b Off street parking curbing	Min. 6 inch curb enclosing all parking areas	Parking areas with no curbs	Flush curbs along building frontage
25-12.3 Loading	3 spaces	None	None
25-12.1 Parking location	Side or rear yard only	Front, side and rear	Front and side
25-15.3.c.2 Monument signs	1 permitted on lots with min. 100 feet of frontage	1 existing, less than 100 feet of frontage	1 proposed, less than 100 feet of frontage

