

**RESOLUTION OF FINDINGS AND CONCLUSIONS  
PLANNING BOARD OF THE  
BOROUGH OF WOODBURY HEIGHTS  
2020-09**

WHEREAS, Steve's Storage Shacks LLC has applied to the Planning Board of the Borough of Woodbury Heights seeking preliminary and final major site plan approval and minor subdivision approval for construction of a self-storage facility consisting of three storage buildings along with site improvements; and

WHEREAS, the property in question is located on Glassboro Road, Block 38, Lots 2, 3, 10.01 and 11 in an HC Highway Commercial Zone; and

WHEREAS, the Borough of Woodbury Heights Planning Board has the right to exercise to the same extent and subject to the same restrictions, all the powers of the Zoning Board of Adjustment; and

WHEREAS, the Borough of Woodbury Heights Planning Board has had an opportunity to review the application for Steve' Storage Shacks LLC and a hearing having been held thereon and proper notices having been served on all surrounding property owners as required by Statute; and

WHEREAS, the Borough of Woodbury Heights Planning Board has made the following factual findings:

1. Robert A. De Santo, Esquire appeared on behalf of the applicant and presented the testimony of Brian W. Cleary, PE, Terrence H. Combs, Professional Planner and Stephen Harbaugh, Principal of Steve's Storage Shacks LLC.

2. The applicant presently operates a self-storage facility across the street from this proposed facility which is intended to be an expansion of the existing operation. The site presently consists of 4 Lots. Two Lots (10.01 & 11) owned by the applicant fronting on Glassboro Road, each with a single family dwelling which will be demolished, along with two additional Lots (2 & 3) which the applicant has under contract with the owner, Contarino Brothers, Inc.

3. The applicant will combine Lots 10.01, 11, 3 and part of Lot 2 upon which they will construct three self-storage buildings. A part of Lot 2 owned by Contarino Brothers, Inc. will be combined with Lot 10 also owned by Contarino Brothers, Inc. Therefore, the minor subdivision will consist of the reconfiguration of 5 existing Lots into 2 Lots.

4. All completeness waivers were granted and the application deemed complete upon the condition that the applicant will be providing additional soil testing to the satisfaction of the Planning Board Engineer.

5. The following variances and waivers are required.

a. A variance to permit a parking setback of 5 feet from the street line where 10 feet is required.

b. A variance to permit a zero setback of parking from a side lot line where 5 feet is required.

c. A variance to allow 5 feet of landscaping to an adjacent right of way where a 50 foot landscape buffer is required.

d. A variance for a requirement to provide a trash pickup area. The applicant testified that tenants are not permitted to leave trash at the site and their lease requires that any items removed from storage must be disposed of by the tenant.

e. A variance to permit providing only two parking spaces. The applicant testified that the office for the facility is located at the facility across the street from this location. Therefore, no parking spaces are required. The two parking spaces are provided outside of the gate in the event that a tenant needs to park temporarily prior to accessing the gate.

f. A variance to permit a pylon sign 15 feet in height where signs are not permitted to exceed the height of the building. The proposed sign will be the same height as the existing facility across the street.

g. A waiver to permit fencing in the front yard. The fencing along the front property line will match the existing facility and provide security.

h. A waiver from providing concrete curbing.

6. The Board considered the review letters and testimony of Planning Board Engineer, Mark R. Brunermer, PE, CME and Planning Board Planner, Tiffany A. Morrissey, PP, AICP dated March 30, 2020 and February 25, 2020.

7. The applicant clarified that the project would not be constructed in phases. No one from the public commented on the application.

8. The application submitted by the applicant substantially complies with the requirements of the Borough of Woodbury Heights Ordinance. The request by the applicant can be granted without substantial detriment to the public good and will

not substantially impair the intent and purpose of the Borough of Woodbury Heights Ordinance.

9. Because of the nature and configuration of the applicant's land, failure to grant the variance will work a peculiar and exceptional practical difficulty on the applicant.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Woodbury Heights that the application of Steve's Storage Shacks LLC seeking preliminary and final major site plan approval and minor subdivision approval for construction of a self-storage facility consisting of three storage buildings along with site improvements is hereby granted subject to the following conditions:

1. The applicant shall obtain any other applicable governmental approvals which the applicant is required to obtain from any Federal, State, County or Local Governmental Agency or body.

2. This approval shall expire in 190 days unless the applicant files a plat or records deeds within such time pursuant to statute.

3. All outstanding escrow and inspection fees shall be paid in full prior to the sign off of final plans and issuance of any permits or certificate of occupancy.

4. All site improvements shall be completed prior to the issuance of a TCO or CO.

5. The following variances and waivers are granted:

a. A variance to permit a parking setback of 5 feet from the street line where 10 feet is required.

b. A variance to permit a zero setback of parking from a side lot line where 5 feet is required.

c. A variance to allow 5 feet of landscaping to an adjacent right of way where a 50 foot landscape buffer is required.

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g. A waiver to permit fencing in the front yard. The fencing along the front property line will match the existing facility and provide security.

h. A waiver from providing concrete curbing.

6. The applicant will perform additional soil testing to the satisfaction of the Planning Board Engineer.

7. The applicant shall provide a 3 foot wide construction/permanent fence easement along the property line with Contarino Brothers which shall be reviewed by the Planning Board Solicitor and Engineer prior to recording.

8. The applicant shall obtain an easement from adjoining Lot 12 for construction of a drainage inlet and continued use of an existing pipe that runs across Lot 12 to the Rt. 553 inlet which shall be reviewed by the Planning Board Solicitor and Engineer prior to recording.

9. A plan depicting emergency vehicle access shall be submitted to the Fire Department for review.

10. All drainage and grading comments set forth in paragraphs 1 through 18 and the Planning Board Engineer's review letter of March 30, 2020 shall be addressed to the satisfaction of the Planning Board Engineer.

11. Lighting for the new facility shall be the same as lighting provided at the existing facility across the street.

12. Details regarding the proposed gates and electronic gate opener shall be provided.

13. The same building materials, types and colors of the existing facility shall be used for the new facility.

14. All applicable bonding and inspection escrows shall be provided in accordance with New Jersey Land Use Law.

15. The applicant's Surveyor shall confirm that all monumentation has been installed prior to the Board signing the final plans.

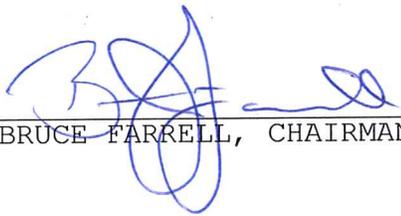
16. The variance for allowing only two parking spaces was granted based upon the fact that the office for this new facility is located across the street at the existing facility. If at any time in the future, either facility is sold separately

from the existing facility, the issue of an office and adequate parking will need to be addressed by application to the Board.

17. The applicant shall address all comments set forth in the review letters of the Planning Board Engineer and Planner to their satisfaction which have not been addressed herein.

Adopted at a regular meeting of the Borough of Woodbury Heights Planning Board on June 1, 2020.

PLANNING BOARD OF THE BOROUGH  
OF WOODBURY HEIGHTS



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BRUCE FARRELL, CHAIRMAN

ATTEST:



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SHANNON ELTON, SECRETARY