

COLOR OF BUILDING?
LOGO?

BOARD OF ADJUSTMENT

Minutes of
August 5, 2015

Present:

Mr. Estrella
Mr. Jackson (arr. 7:42)
Mr. Kenderdine
Mr. Lewis
Chairman Tighe

Absent:

Mr. Bermudez
Mr. D'Armiento
Mr. Fowler
Mr. Marino

Also present were Attorney Brian Schwartz, Borough Engineer David Testa, Borough Planner Elizabeth Leheny and Recording Secretary Maryann Thorpey. Chairman Tighe called the meeting to order at 7:40PM, the compliance statement was read and roll call was taken. The minutes of July 1 were unanimously approved.

BA-15-003 - John Wyciskala attorney for the applicant, Metro Storage LLC. The applicant is seeking to build a 5-story self-storage facility at 351 Route 22W. This will be a climate controlled storage facility.

Brad Bohler, 35 Technology Drive, Warren, engineer, was sworn in and described the property. It will be an approximately 90,000sf building utilizing the current footprint. The building will be 59.5' high; the hours of operation for the office will be 9:30am-6:00pm Monday through Friday, 8:00am-4:30pm Saturday and 10:00am-3:00pm Sunday. There are 8 parking spaces in the front of the building and 5 on the side.

Mr. Lewis questioned the lighting. Shoebox fixtures will be used.

The entrance will be in the front of the building, there will be a 9' sliding door in the center on the east side of the building.

Mr. Schwartz asked how many storage units would be available. Probably 800 units; most units will be 100sf. The Board questioned how much "traffic" the facility would attract. Mr. Bohler said generally there are 13 vehicles during peak hours on weekdays; 24 vehicles in the evening on weekdays and 36 vehicles on weekends; approximately 36 trips on any given day.

There will be no small offices set-up for business on this site. No unit will become an office. The units are strictly for storage.

The lit sign will be 50sf.

Robert Heilman, 13528 W. Bolton Blvd, Wake Forest, IL, Metro Storage, VP of

Development was sworn in. Mr. Heilman operates approximately 100 facilities. They generally construct buildings 100,000-110,000sf. This building will be 5-stories due to using the existing footprint. The interior is prefinished white metal units. They have roll-up doors, 11' ceilings, motion detector lights in the facility. Locks are sold to the tenants from the building management. The manager must be on duty for someone to move in. The building will be fully sprinkled; building code will determine if each individual unit will be sprinkled. There are 2 bays in the back of the facility for unloading. There is no power in the units, other than lighting; power outlets will be in the hallways. The larger units will be on the bottom, 200-250sf, and they will get smaller as the floors go up. There will be 2 elevators in the rear and 1 in the front, 6' wide x 9' deep x 8' high. There is no vehicle access to the west side of the building.

Security cameras cover all public spaces and are monitored by the building manager. Mr. Kenderdine asked if the fire department would be able to fight a fire. Mr. Heilman said in a letter from the fire department, dated July 23, 2015, they have no comments to the application at this time.

Open to the public.

Tom Fagan, 66 Willow Avenue, asked what the total height would be; he was told 59'5". 5'x5' typically is the smallest unit and 10'x25' the largest.

Ms. Leheny asked about the condensers. He said they would be on the ground due to the residential area around the building.

The roof will be accessed via a hatch.

Mr. Testa questioned if the cell tower function will be interrupted by the building. Mr. Heilman said they are currently in conversation and will have an agreement with the cell tower management.

Paul Ricci, 10 Georgian Drive, Clark, licensed planner, was sworn in. He described the topography and lot with the current building. He gave his argument why this is a good location for this business and defended the height.

Chairman Tighe said between the towns of Union and Bridgewater there isn't one 5-story building. He asked why the Board should allow this. Mr. Ricci believes this building is in sync with the Avalon buildings.

Mr. Kenderdine asked what the cost of the units would be and if they are affordable for the population. Mr. Heilman said he took all aspects into consideration prior to getting to this point, he summarized.

Open to the public, no comments.

Mr. Schwartz asked if there had been a structural exam of the building; yes, there was. Mr. Kenderdine asked if a financial study was done, he was told they did a

comprehensive study. Chairman Tighe suggested to the applicant he look at the plan again. Possibly knock down the building and expand it, then possibly only 4-stories will be necessary.

The applicant will do the balloon test and bring the results to the next meeting. The applicant will return on September 2.

Mr. Lewis moved to adjourn, Mr. Kenderdine seconded, the meeting adjourned at 10:15PM.

Approved
Walter
9/2/15