

Land Use Planning Board of the  
Township of Eastampton

Resolution # - 2018

ON THE APPLICATION OF TOTAL SITE IMPROVEMENTS, LLC FOR TWO VARIANCES PURSUANT TO N.J.S.A. 40:55D-70d(1) TO PERMIT A CONTRACTOR'S OFFICE AND YARD AND A STORAGE FACILITY ON BLOCK 800, LOTS 4.01, 4.02 AND 4.03 (1423 WOODLANE ROAD)

WHEREAS, the application of Total Site Improvements, LLC ("Applicant"), requested variances pursuant to N.J.S.A. 40:55D-70d(1), for both a contractor's office and a contractor's/construction yard on proposed Lot "B", and for a storage facility on proposed Lot "A", on Block 800, Lots 4.01, 4.02 and 4.03 ("Property"); and

WHEREAS, the Applicant received approval for the contractor's office and contractor's/ construction yard from the Township of Eastampton Land Use Planning Board ("Board") on October 18, 2017, which approval was memorialized by Resolution #16 - 2017 adopted on December 4, 2017; and

WHEREAS, the testimony presented by the Applicant on October 18, 2017 pertaining to the proposed Lot "A" use as a storage facility was memorialized in Resolution #16 - 2017; and

WHEREAS, the hearing on the storage facility was continued to permit the Applicant to revise the conceptual design of the proposed facility to address aesthetic and other concerns of the Board; and

WHEREAS, on February 21, 2018, the Applicant, represented by Patrick F.X. McAndrew, Esquire, appeared and sworn testimony was presented by Michael Avila, P.E., and Nolan Aspell; and

WHEREAS, Mr. Santillo, who was not a member of the Board in 2017, certified that he had listened to the tape of the October 18, 2017 meeting and was thus able to participate in the hearing; and

WHEREAS, Mayor Apgar and Councilman Springer were unable to participate pursuant to N.J.S.A. 40:55D-25c(1); and

WHEREAS, the Board at the October 18, 2017 hearing had deemed the suggested design of the storage facility, as described in the portion of Board Engineer Stacey Arcari's August 2, 2017 Review Letter set forth below, aesthetically unacceptable in accordance with architectural design standards:

At the front of the site, along Woodlane Avenue, a self storage facility with six (6) buildings are proposed. One (1) building is in a 1-story, in an 'L' shape and is 10,600 square feet. Four (4) of the buildings are proposed to be 1-story and 9,600 square feet. These five (5) buildings are individual units, accessible from the outside via garage doors. One (1) building is proposed to be 2-story building with a 31,725 square foot footprint. This building is proposed to be climate controlled and internally accessible. A drainage basin is also proposed; and

WHEREAS, Zoning Ordinance § 540-29.A states that the purpose of the Planned Office District is to serve as a "district where the development would complement the rural character of the neighboring residential area and to provide a transition zone between the Town Center District on the west side of Smithville Road, the agricultural district of the southern side of Woodlane Road and the Business Park District, which permits large scale business parks and warehousing. The intent of the Planned Office District is to create a linear, main-street style of development;" and

WHEREAS, Nolan Aspell testified on February 21, 2018, that with the dramatic increase in residential apartment construction in Eastampton there is a strong market for self-storage, and reiterated his prior testimony that the facility will produce less traffic than an office complex; and

WHEREAS, Mr. Aspell presented several sketches marked A-1 and A-2, with the understanding that these were not submitted for approval, for the purpose of demonstrating that the storage facility would provide the desired transition zone as office development on the Property was unlikely given the lack of public utilities; and

WHEREAS, there was significant discussion among the members regarding the buildings as depicted in A-1 and A-2, and as a result of the discussion the Board directed that the architectural design be developed in accordance with the standards contained in the Eastampton Code to achieve an appearance similar to Smithville, with the recommendation that when

developing the design the Applicant communicate with the Board Engineer and Board Chairperson; and

WHEREAS, the members expressed concerns that the Applicant will be required to address as part of the site plan approval process; and

WHEREAS, the hearing was opened to the public, and Zoning Officer Kathy Newcomb questioned whether both site plan applications would be presented at the same time, and there being no further public comment, the hearing was closed.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Planning Board of the Township of Eastampton as follows:

1. The above preamble clauses are adopted as the findings of fact and conclusions of law.

2. Resolution #16 - 2017 is incorporated herein.

3. Approval is granted to permit a self-storage facility to be constructed on that portion of the Property designated as Lot "A" which shall not exceed the square footage as set forth in the Board Engineer's Review Letter.

4. The Board finds that the granting of the variance will promote the general welfare by: creating a desirable visual environment; fulfilling the goal of providing a transition area between uses; providing an appropriate use to meet the anticipated need for storage resulting from the increased development of rental units in the community; and by producing less traffic

than the permitted office use. The Board further finds that the variance can be granted without substantial detriment to the public good and that the granting of the variance will not substantially impair the intent and the purpose of the zone plan and zoning ordinance as this use does not conflict with adjacent uses, provides an appropriate transitional use between zones, and will have a less intense impact on traffic than the permitted office use.

5. Pursuant to N.J.S.A. 40:55D-76b., which permits an Applicant to submit a separate application requesting approval of a variance, and then seek any other required approvals, this approval, as well as the approval granted in Resolution #16 - 2017, is conditioned upon the granting of subdivision and site plan approvals for which the Applicant must demonstrate the absence of both substantial detriment to the public good and substantial impairment of the intent and purpose of the zone plan and zoning ordinance. As the uses have been presented in combination, the applications for the subsequent approvals are to be submitted together for Board consideration.

6. It is recommended that the Applicant communicate with the Board Engineer and Board Chairperson in developing the architectural design of the storage facility for guidance in complying with the aesthetic standards contained in the Eastampton Code.

Members voting in favor of granting the variance on February 21, 2018, for a storage facility on proposed Lot A: Mr. Bayles, Mr. Blair, Mr. Casella, Mr. Chieco, Chairperson Johnstone, Mr. Sweeney and Mr. Santillo.

Members voting in favor of adopting this resolution of memorialization on April 18, 2018:

The foregoing is a true copy of a resolution adopted by the Land Use Planning Board of the Township of Eastampton at its meeting on April 18, 2018, memorializing action taken at its meeting on February 21, 2018.

LAND USE PLANNING BOARD OF THE  
TOWNSHIP OF EASTAMPTON

Dated: April 18, 2018

---

Jill C. Torpey,  
Land Use Administrator/Secretary

*S:\MyFiles\ET2014-5\ET Resolution Total Site Variances 2*