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August 2, 2017
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Re: Total Site Improvements, LLC
Proposed Construction Office and Self Storage Facility
d (1) Use Variance and Conceptual Plan
Block 800, Lots 4.01, 4.02, and 4.03
1423 & 1427 Woodlane Road (CR 630)
Eastampton Township

Ms. Jill Torpey
Land Use Board Secretary
Eastampton Township
12 Manor House Court
Eastampton, NJ 08060

Dear Jill:

An application has been received for a d(1) Use Variance for the above referenced 15.66 acre site with a conceptual plan. A d(1) Use Variance is required for a deviation from a permitted use in a particular zoning district. The three (3) properties are located in the Planned Office (PO) Zoning District.

A 6,217 square foot single story office/work area building and a 2-story brick building currently exist on the site. The applicant is proposing to utilize the 6,217 square foot building (known as #1423 Woodlane Road) for a construction office with areas for maintenance and storage of their equipment. Seven (7) office and twelve (12) construction employees are proposed. The construction personnel will be off-site. The existing 2-story brick building is proposed to be used as a residence for the self-storage facility owner / employee and an office for the self storage facility. The self storage facility is proposed to have two (2) employees.

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 type 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.

The site fronts Woodlane Road (BR 630), which is under the jurisdiction of Burlington County. County Planning Board approval will be required. Wetlands, wetlands buffers and a riparian zone are conceptually shown on the site, which limits the proposed development area. Conceptual subdivision lines are shown on the plan, which should be considered under the Site Plan portion of the application and not at this time. However, we understand the lines are shown for reference purposes. The combined sites are proposed to have one (1) full access on the west side of the site. This will service both uses. An egress only from the self storage facility is provided in the approximate center of the frontage. Gates are proposed as security measures for the self storage facility.

Stacey Arcari, PE, PP, CME, PTOE
G. Jeffrey Hanson, PE, CME
Timothy Kaluhiokalani, LLA, PP, CPSI
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Benjamin R. Weller, PE, CME, CPWM, S-3, C-3
Harry R. Fox, NICET III, CPSI
John T. Potts, W-2, T-2

The following information has been submitted in support of this application:

1. Use Variance Plan, Sheet 1 of 1, prepared by Avila Engineering, revised to June 27, 2017.
2. Trip Generation Comparison Report, prepared by Shropshire Associates, dated May 17, 2017.

This information has been reviewed for conformance to the Zoning Ordinances of Eastampton Township and the Township Master Plan. In conjunction with these requirements, the following comments are offered.

Completeness

The application is deemed technically complete. The following checklist items should be provided for the Use Variance and conceptual plan. It is recommended that all other checklist items be deferred until the Preliminary and Final Site Plans are submitted.

26. Preliminary Architectural Plans. The applicant should present preliminary plans at the Board Hearing as they are requesting a deviation from the ordinance for the use.

Use Variance – Planned Office (P-O) Zoning District

1. A d(1) Use Variance is required. The applicant is proposing a construction company and self-storage facility.
 - a) Ordinance 540-29.B.(1). specifically precludes 'general contracting' as a use.
 - b) Self-storage facilities are not a specifically permitted use.
 - c) Ordinance Section 540-29.D.(3). specifically prohibits residential uses.
2. Ordinance Section 540-29.A. states 'the purpose of the Planned Office District is to create 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'.
 - a. The applicant should provide testimony regarding the proposed uses, site operations, days/hours of operation, trip generation, peak hours, deliveries and types, types of vehicles used or stored in the construction yard, materials stored in the construction yard and in the building, noise, emissions, environmental concerns, security, etc.
 - b. The applicant should provide testimony regarding the on-site residential component of the application.
 - c. The applicant should provide testimony as to whether the proposed self-storage facility will permit the parking of RVs, boats and other types of large vehicles, which the residents are not permitted to park at their homes.
3. The applicant must demonstrate that the proposed use will not impair the intent and purpose of the Township Master Plan and the Zoning Ordinance nor be substantially detrimental to the public good.
 - a. In 2016, the Township adopted a Master Plan Re-examination report, which included the following goals:
 1. Goal 1. Conserve natural resources and systems. The site is a 21+ acre site which includes a significant area of wetlands, wetlands buffers and riparian zone. However, the proposed use of the site appears to be accommodated by the actual usable area on the property.
 2. Goal 3. Promote beneficial economic growth and development.
 - (a.) Objective 1 - encourage the preservation of agricultural areas or in the alternative encourage new economic development which preserves the rural open character of the community.

- (b.) Objective 3 - Achieve a balance in the municipal tax base by providing for expanded business or commercial uses to offset the current residential imbalance. Both uses add a commercial use to the Township.
- 3. Goal 4. Protect the environment and prevent and clean up pollution.
 - (a.) Objective 1 - Concentrate new development and redevelopment in existing areas that are predominantly developed to reduce automobile usage and land, water and energy consumption. The site is located on Woodlane Road, a County route, which serves multiple municipalities. The site is on well water and septic system. The proposed self-storage facility has minimal impact on both of these facilities. The proposed self-storage facility is also a low traffic generator. The applicant should further demonstrate proofs of the use variance for both proposed uses.
 - (b.) Objective 2 - Preserve existing trees and development on development sites to the maximum extent possible.
- 4. Planned Office (PO) District - Area and Yard requirements as set forth in Ordinance Section 540-29.E. The following bulk requirement charts is based on the Conceptual Plan, which includes a conceptual subdivision. **This chart is for reference purposes only, and approval of the Use Variance does not constitute bulk variance approval.**

<u>Code Section</u>	<u>Item</u>	<u>Required</u>	<u>Proposed A (Self Storage)</u>	<u>Proposed B (Constr. Co)</u>	<u>Status</u>
540-29.E.(1).	Minimum Tract Area	80,000 sf	338,467 sf	343,626 sf	C
540-29.E.(2).	Minimum Lot Frontage	200 ft.	642.17 ft.	229 ft.	C
540-29.E.(3).	Minimum Lot Width	200 ft.	642 ft.	200 ft.	C
540-29.E.(4).	Minimum Lot Depth	400 ft.	>400 ft.	519 ft.	
540-29.E.(5).(a)	Front Yard Setback	50 ft.	52.7 ft.	436 ft.	C
540-29.E.(5).(b).	Side Yard Setback, each	25 ft.	44.3/87.2 ft.	20.9/72 ft.	ENC
540-29.E.(5).(c).	Rear Yard	30 ft.	106.1 ft.	354.47 ft.	C
540-29.E.(6).(a).	Maximum Lot Coverage, Bldg	25%	23.79 %	1.8 %	C
540-29.E.(6).(b).	Maximum Lot Coverage, impervious area	65%	46.27 %	4.7 %	C
540-29.E.(7).	Maximum Building Height	3 stories or 45 feet	Max. 45 ft.	Max 45 ft.	C
540-29.E.(8).(a).	Minimum Parking Setback from ROW	25 ft.	52 ft.	416 ft.	C
540-29.E.(8).(b).	Minimum Parking Setback from rear property line	20 ft.	6 ft.	30 ft.	V
540-29.E.(8).(c).	Minimum Parking Setback from any side property line	15 ft.**	25 ft.	380 ft.	C

Notes:

C – Conformance to Ordinance

V – Requires Variance

ENC - Existing Non-Conforming Condition. The building currently exists in this location.

N/A - Not Applicable to this site

* Ordinance Sections 540-29.F and G. lists extensive landscape requirements for the site. A landscaping plan has not been provided. If these requirements are not met on the subsequent Preliminary and Final Site Plan, the applicant should seek a variance at that time.

** Ordinance Section 540-29.E.(8).(c). requires a side yard parking setback of 15-feet, except that zero feet may be permitted where cross-easements for parking are provided and maintained between other lots in the PO District.

*** Ordinance Section 540-58.G provides the following required parking:

- Office: 5 spaces per 1,000 square foot of gross floor area for offices less than 50,000 square feet. The zoning chart indicates that 1,000 square feet of the existing 2-story building is to be used for office space. Utilizing this square footage, 5 spaces would be required. Eleven (11) spaces are provided. There appears to be adequate parking for residential parking, 2 employees plus visitors to the self storage office.
- Industrial: 1.25 spaces per 1,000 square feet of gross floor area. The 6,217 square foot building requires 8 spaces, where 11 spaces are provided. However, the plan states that there 7 office employees and 12 construction employees. The applicant should discuss the actual parking needs of the site and where the remaining 7 employees will park if everyone is on the site. If the building is used for office, an office parking calculation may be more appropriate.

5. Bulk Variances. The following variances appear to be required:

- a. From Ordinance Section 540-29.E.(8).(b). to permit a 6-foot parking setback from the rear property line. This setback is from the Lot B property line, which will be connected with a common driveway. Our office takes no issue with this layout.
- b. From Ordinance Section 540-29.F.(4). from providing a 50-foot wide buffer strip along the front yard in the area of the basin. Section 540-29.F.(6) specifically states that basins shall not be permitted between any landscape area and the street line. A variance would be required to permit the basin, as shown.
- c. From Ordinance Section 540-29.H. from providing a combined bicycle/pedestrian path, located in the right-of-way, along the street line. As the Township continues to pursue efforts to infill pedestrian walkways within the community, this variance is not recommended.

6. In proving the case for the Use Variance, the applicant must demonstrate the following:

- a. The site is suited for the use particularly with respect to the surrounding properties. Traffic impact, aesthetics and compatibility with surrounding uses should be specifically addressed.
 1. The applicant is requesting a Use Variance for the project. A trip generation assessment has been provided. This information should be presented to the Board as part of the Use Variance determination.
 2. As the site fronts Burlington County Route 630 (Woodlane Road) and under the jurisdiction of Burlington County, any and all documentation/permits to/from the County should be provided during the Preliminary and Final Site Plan submission.

7. If the Board decides to grant the d(1) use variance, the approval should be conditioned upon an acceptable Site Plan. At their discretion, the Board may approve bulk variances, but it is recommended that bulk variances be approved under a subsequent plan application. Additional variances and design waivers may be required at the time of Site plan submission.

General Comments for Preliminary and Final Site Plan and Minor Subdivision Submission

If the Board approves the application, the following items will be required at the time of Preliminary and Final Site Plan and Subdivision submission:

1. All checklist items should be addressed.
2. Easement documentation for the Access, Drainage and Utility Easements shown on the plan should be provided.
3. Additional variances and design waivers should be addressed.

4. All existing and proposed easements should be shown on the plans. Easement documentation should be provided to the Board attorney and engineer for review.
5. All outside agency approvals, including NJDEP approvals, are required as a Condition of Site Plan Approval.
6. All utility, grading and stormwater designs should be finalized. The site is serviced by septic and well. Approvals will be required by the Burlington County Department of Health.
7. Trash facilities should be addressed.
8. The Final Architectural elevations should be presented. Elevations of all sides should be provided to ensure architectural elements extend are seen from all sides.
9. The plans should indicate the proposed building signage and direction signage within the complex. Details should be provided for any proposed signage.
10. All environmental documents should be provided for review.
11. All landscaping and lighting designs should be finalized.
12. All signing, striping and construction details should be finalized.
13. The applicant is proposing to subdivide the lot into proposed Lot A and Lot B. A subdivision plan should be provided. All deeds and legal descriptions should be provided for review by the Board attorney and engineer.

Permits and Approvals

The following permits and approvals will be required as part of the Preliminary and Final Site Plan:

1. NJDEP
2. Burlington County Planning Board
3. Burlington County Soil Conservation District
4. Eastampton Township Construction Office
5. Eastampton Township Fire Department
6. Eastampton Township Police Department
7. Burlington County Dept of Health (Septic)
8. Burlington County Dept of Health (Well)
9. Any others as necessary

We reserve the right to provide further comments once the additional information is provided. Should you have any questions, please feel free to call or email me at sarcari@erinj.com.

Sincerely,



Stacey Arcari, PE, PP, CME, PTOE
Land Use Board Engineer

Enclosures: Zoning Map, Tax Map Inset, Aerial Map
SEA/sea

Cc: David Serlin, Esquire (via email)
Total Site Improvements, LLC (via email - Tom@TotalSiteImprovements.com)
M & M Land Development, LLC, 2 Eayrestown Road, Southampton, NJ 08088
Patrick McAndrew, Esquire (via email)
Mike Avila (via email)
M. Gene Blair, Eastampton Construction Official (via email)