# BRIDGEWATER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Regular Meeting November 14, 2023 —MINUTES—

### 1. CALL MEETING TO REGULAR MEETING ORDER

Chairman Foose called the meeting to order at 7:00 pm

#### 2. ROLL CALL

Jeff Foose-	Present	Andrew Fresco-	Present
James Weideli -	Present	Gary LaSpisa-	Absent
Donald Sweeney-	Present	Jeff Sicat-	Absent
Bruce Bongiorno-	Present	Claudio Vescio-	Present
Pushpavati Amin-	Absent	John Gayeski-	Present
John Kulak-	Present		

Others present: Board Attorney Rich Oller, Esq., Scarlett Doyle, Township Planner, Adam Wisniewski, Acting Township Engineer and Jo-Ann M. Ricks, Deputy Land Use Administrator.

#### 3. OPEN TO THE PUBLIC

Chairman Foose opened the meeting to the public. Mr. Weideli thanked Ms. Ricks for her efforts to bring the Board current.

#### 4. BOARD MINUTES

October 10, 2023 Regular Meeting

On motion by Mr. Weideli, seconded by Mr. Bongiorno, the Board voted to approve the minutes as presented based on the following roll call vote:

Ayes:

Mr. Weideli, Mr. Bongiorno, Mr. Kulak, Mr. Vescio & Chairman Foose

Nays:

Ineligible:

Mr. Sweeney, Mr. Fresco & Mr. Gayeski

Abstain:

Absent:

Ms. Amin, Mr. Sicat & Mr. LaSpisa

#### 5. RESOLUTIONS

Application No. 23-010-ZB; Nassikar

Block 333, Lot 7; 32 Riha St.

Approved: 9/26/23

On motion by Mr. Weideli, seconded by Mr. Bongiorno, the Board voted to approve the resolution as amended based on the following roll call vote:

Ayes:

Mr. Weideli, Mr. Sweeney, Mr. Fresco, Mr. Bongiorno, Mr. Gayeski

& Chairman Foose

Nays:

Ineligible:

Mr. Kulak & Mr. Vescio

Abstain:

Absent:

Ms. Amin, Mr. LaSpisa & Mr. Sicat

Application No. 23-013-ZB; Coghan Block 404, Lot 13; 55 Northwood Drive

Approved: 10/10/23

On motion by Mr. Weideli, seconded by Mr. Bongiorno, the Board voted to approve the resolution as presented based on the following roll call vote:

Ayes:

Mr. Weideli, Mr. Bongiorno, Mr. Kulak & Chairman Foose

Nays:

Ineligible:

Mr. Sweeney, Mr. Fresco, Mr. Gayeski & Mr. Vescio

Abstain:

Absent:

Ms. Amin, Mr. LaSpisa & Mr. Sicat

#### 6. LAND DEVELOPMENT APPLICATIONS

Application No. 20-008-ZB; Samir & Sheetal Shah Block 624, Lot 127; 1052 Rt. 202/206 North

Mr. Oller advised the Board that the applicant requested to withdraw their application in anticipation of submitting a new Board application.

On motion by Mr. Weideli, seconded by Mr. Bongiorno, the Board voted to approve the application withdraw based on the following roll call vote:

Ayes:

Mr. Weideli, Mr. Sweeney, Mr. Fresco, Mr. Bongiorno,

& Chairman Foose

Nays:

Ineligible:

Abstain:

Absent:

Ms. Amin, Mr. LaSpisa & Mr. Sicat

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# Application No. 23-009-ZB; Chimney Rock Self Storage Block 800, Lot 9; 1661 Route 22

Major Site Plan with D Variance & Bulk Variances

Please see attached transcript provided by Magna Legal Services.

# 7. OTHER BOARD BUSINESS

There was no other business.

# 8. ADJOURNMENT

The Board unanimously voted to adjourn at approximately 10 pm.

Respectfully Submitted,

Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
TUESDAY, NOVEMBER 14, 2023
7:00 P.M.

1

-----) LOCATION:
IN THE MATTER OF:

APPLICATION NO. 23-009-ZB;
CHIMNEY ROCK SELF STORAGE

BRIDGEWATER

MUNICIPAL COURTROOM

100 Commons Way,

Bridgewater, New

Jersey 08807

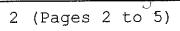
COURT REPORTER:

KRYSTINA KORNAK FLORA, RPR, CCR

Magna Legal Services 866-624-6221 www.MagnaLS.com



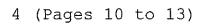
	Page 2		Page 3	3
1	APPEARANCES: 2	1	- CHIMNEY ROCK SELF STORAGE -	3
2	GREENBAUM ROWE SMITH & DAVIS	2	MR. FOOSE: All right, next up we have	
3	Attorneys for HARTZ MOUNTAIN INDUSTRIES, INC.	3	Chimney Rock Self Storage at 1661 Route 22.	
4	75 Livingston Avenue, Suite 301 Roseland, New Jersey 07068	4	Hi, there.	
5	732-476-2526	5	MR. MLENAK: Good evening,	
	BY: STEVEN G. MLENAK, ESQ.	6	Mr. Chairman.	
6 7		7	Give me a minute just to get situated.	
8	TOWNSHIP OF ROXBURY BOARD MEMBERS:	8	MR. FOOSE: Take your time.	
9	ÆFF FOOSE, CHAIRMAN	9	MR. MLENAK: Good evening,	
	RICHARD OLLER, ESQ.	10	Mr. Chairman, Members of the Board.	
10	BRUCE BONGIORNO	11	My name is Steve Mlenak. I'm an	
11	JAMES WEIDELI	12	attorney from the law firm of Greenbaum Rowe	
12		13	Smith and Davis. I'm here for the applicant	
13	PUSHPAVATI AMIN	14	on this application, Chimney Rock Self	
14	DONALD SWEENEY	15	Storage.	
	ANDREW FRESCO	16	Before we get into the application	
15	CLAUDIO VESCIO	17	itself, I do understand with correspondence I	
16	JOHN KULAK	18	received early this afternoon, maybe late	
17	JOHN GAYESKI	19	this afternoon, the notice of appearance from	
18		20	an attorney representing an objector, having	
19	SCARLETT DOYLE, PP	21	spoken with Mr	
20	ADAM WISNIEWSKI, PE	22	MR. FOOSE: Time out. Let's do notice.	
	JO'ANN RICKS, Deputy Land Use Administrator	23	Let's do some quick housecleaning with	
21 22		24	Mr. Oller, and then we could move onto other	
23 24		25	issues.	
25			100000.	
	Page 4		Page	5
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1 2	- CHIMNEY ROCK SELF STORAGE - 4	1 2	<del>-</del>	
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	Page	6		Page 7
1	- CHIMNEY ROCK SELF STORAGE -	6	1	- CHIMNEY ROCK SELF STORAGE - 7
2	Mr. Oller and let you guys work it out.	Ĭ	2	to properly engage in business in any other
3	MR. OLLER; I will ask Ms. Westlake to		3	location nearby.
4	come forward please, if she's here. Just		4	MR. OLLER: So I'm sorry.
5	make your appearance please.		5	MR, MLENAK: I was just going to
6	MS. WESTLAKE: Certainly. Good		6	respond to that, Mr. Oller.
7	evening, ladies and gentlemen. My name is		7	The cases on this issue are clear, that
8	Rosalind Westlake. I'm here on behalf of		8	the standing issue goes to issues other than
9	Arthur's Self Storage, Inc., and we do		9	how they affect the competitive nature of the
10	contend that we have standing to object to		10	businesses. They look to whether or not
11	this particular application, and, of course,		11	there is a disadvantage to the use and
12	we are a competitor, but we are not here in		12	operation of that property outside of
13	the shoes of the competitor per se. We are		13	business considerations. This is a site
14	here because it is our position that the		14	that's, as I said, close to four miles down
15	proposed plan is so excessive in its over		15	the road, it's on the other side of Route 22,
16	development as to basically create a totally		16	it's in a different municipality; they're not
17	unfair advantage to this applicant and the		17	a taxpayer. This is a business what you
18	property owner with respect to the		18	just heard from Ms. Westlake, is they're
19	relative to any other property owner along		19	concerned about the size and how that's going
20	the corridor in Route 22 in the area, and		20	to be, in her words, an unfair advantage to
21	that would include neighboring		21	their business. That is competitive, and
22	municipalities. Because it's such excessive		22	that is what the Courts say is not a
23	over development we believe that that is		23	consideration. If you look at the case of
24	above and beyond any competitive issue, and		24	Car Spot, that was a competitor that was two
25	it would, in fact, interfere with our ability		25	miles away in a different municipality, and
23	it would, in fact, interfere with our ability		20	minos away in a antorone manorpaney, and
	Page	8		Page 9
1	- CHIMNEY ROCK SELF STORAGE -	8	1	- CHIMNEY ROCK SELF STORAGE - 9
2	the Courts there were clear that that is not		2	I do think that in this case we should err on
3	standing. There was no direct relationship		3	
				the side of caution and allow the people to
4	from a planning or zoning perspective to		4	the side of caution and allow the people to state their objection to this Board. I mean,
			l	
4	from a planning or zoning perspective to		4	state their objection to this Board. I mean,
4 5	from a planning or zoning perspective to allow that competitor to participate in the		4 5	state their objection to this Board. I mean, what is she going to do? They're going to
4 5 6	from a planning or zoning perspective to allow that competitor to participate in the hearings. If you look at the Hartz Mountain		4 5 6	state their objection to this Board. I mean, what is she going to do? They're going to give us information about the property that
4 5 6 7	from a planning or zoning perspective to allow that competitor to participate in the hearings. If you look at the Hartz Mountain case, the Courts are clear, they should not		4 5 6 7	state their objection to this Board. I mean, what is she going to do? They're going to give us information about the property that the Board is going to consider or not.
4 5 6 7 8	from a planning or zoning perspective to allow that competitor to participate in the hearings. If you look at the Hartz Mountain case, the Courts are clear, they should not burden municipal boards with competitive		4 5 6 7 8	state their objection to this Board. I mean, what is she going to do? They're going to give us information about the property that the Board is going to consider or not.  And I would instruct the Board here
4 5 6 7 8 9	from a planning or zoning perspective to allow that competitor to participate in the hearings. If you look at the Hartz Mountain case, the Courts are clear, they should not burden municipal boards with competitive challenges. That's what the Courts are for		4 5 6 7 8 9	state their objection to this Board. I mean, what is she going to do? They're going to give us information about the property that the Board is going to consider or not.  And I would instruct the Board here that testimony and information to make a
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- CHIMNEY ROCK SELF STORAGE 10 2 participant, and I definitely want to err - 2		Page 10	)	Page 11
participant, and I definitely want to err—     because I never want to tell somebody in a     land use situation that you can't     participate.     Now, with that said, I do agree with     Now, with that said of a thought of a the said of a thought of	1 7			- CHIMNEY ROCK SELF STORAGE - 11
because I never want to tell somebody in a lat land use situation that you card:  between the control of the co	Į.		1	
So we are here today for preliminary participate.	1		1	
5 More, with that said, I do agree with 6 Now, with that said, I do agree with 7 Mr. Oller on the fact that, you know, this is 8 a competitor and that should be kind of an 9 asteriask to maybe some of the testimony that 10 we're going to hear. So I'm inclined to let 11 you participate and, you know, it was a 11 you participate and, you know, it was a 11 you participate and, you know, it was a 11 you participate and, you know, it was a 11 you participate and, you know, it was a 12 little bit late in the day for us really to 13 have this issue briefed and probably properly 14 vetted, but, you know, Mr. Mlenak I think 15 raises some very good points and I think 16 Mr. Oller, what he's put on the record is 17 very important to the Board, recognize you as 18 an objector to a competitor. 18 an objector to a competitor. 18 an objector to a competitor. 19 MS. WESTLAKE: Yes. I greatly 20 appreciate that and I firmly believe that 21 when you hear the testimony to be presented 22 by my client's engineer and planner that you 23 will see this bas nothing to do with 24 competition. 25 MR. FOOSE: Thank you. 26 Page 12 2  -CHIMNEY ROCK SELF STORAGE 12 2  location. It's a use that is growing and 2  it's going to be aberte meet han what's 3  currently situated there or that is 4  suthorized by your use code. 4  we have everyed the engineering, 5  planning, fire official, and director of 5  sewer utilities reports and plan to address 9  them throughout the testimony. We plan on 10 bringing four witness. First witness will be 11 Matt Lang who is the CEO of Snaphox, will 12 testify as to the proposed operations of the 13 facility; Paul Winters is our project civil 14 engineer, will testify on the civil, Robert 15 Nocella is the project's architect; and then 16 finally Paul Ricci will be the project's 17 planning agent.  18  So with that, we could introduce our 19  first witness and get him swom in. 19  first witness and get him swom in. 19  first witness and get him swom in. 20  Yes.  10  MR. FOOSE: I have one issue I want to 21  D	1	•	1	
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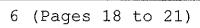




	Page 14		Page 15
		1	- CHIMNEY ROCK SELF STORAGE - 15
1		1 2	MR, MLENAK; I do. You want to swear
2	Mr. Chairman.	3	them all in at once?
3	MR. FOOSE: If you're open to it. MR. MLENAK: Yeah. I am open to it,	4	MR. OLLER: Yes, let's do that.
4 =	because I think if that's something that the	5	MR. MLENAK: Let's have all our
5	<del>_</del>	6	witnesses come up and we'll get sworn in all
6	Board considers a big issue, and clearly it	7	at once.
7	is, we should address it head on.  What we could do is we could have our	8	MR. OLLER: I may re-swear them as we
8	***************************************	9	go through a different night or whatever, but
9	civil engineer come up to address that issue,	10	let's start this way.
10	because he did speak with the fire marshal	11	MR. MLENAK: Yep.
11	about this issue, and address that letter.	12	-
12	MR. FOOSE: Right, And just	13	MR. OLLER: Okay. Hi, everybody.
13	logistically, just so you know and so you	14	Would you all raise your right hands, and board professionals as well, please raise
14	know where I stand, and some members of the	15	
15	public know, safety is paramount, safety is	16	your right hands, I'll swear in everyone.  Do you solemnly swear that the
16	first, fire comes first, and then obviously	17	
17	drainage issues, water issues. I don't think	18	testimony you will give to this Board will be the truth, the whole truth, and nothing but
18	that if we can't satisfy those basic	19	· · · · · · · · · · · · · · · · · · ·
19	logistical issues we can't really move onto	ı	the truth so help you God.
20	the nuts and bolts of this case, so I	20	(Whereupon, all witnesses affirmed with
21	appreciate you doing this.	21	"I do.")
22	MR. MLENAK: So why don't we just	22	MR. OLLER: And just my left to right,
23	address this head on.	23	for the record please, state your names.
24	MR. OLLER: Do you have all your	24	MR. WINTERS: Paul Winters,
25	witnesses here tonight?	25	W-I-N-T-E-R-S with Bowman Consulting.
	Page 16		Page 17
1	Page 16 - CHIMNEY ROCK SELF STORAGE - 16	1	Page 17 - CHIMNEY ROCK SELF STORAGE - 17
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	Page 18		Page 19
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2	MR. MLENAK: Mr. Chairman, we'll get	2	current.
3	the witness qualified here, but actually we	3	MR. WINTERS: Yes. My license is
4	think we could comply with what the fire	4	current and in good standing. Thank you.
5	marshal is asking for.	5	MR. FOOSE: This Board accepts you as a
6	MR. FOOSE: Okay.	6	professional engineer.
7	MR. MLENAK: Mr. Winters, just to get	7	MR. WINTERS: Thank you. So I actually
8	you sworn in, can you give the Board the	8	did have a chance to speak with Chief Scalera
9	benefit of your education and your	9	this morning. He made some time, so we could
10	qualifications.	10	talk about the application and his letter,
11	MR. WINTERS: Yes. I would be happy	11	and his primary concern had to do with access
12	to. If you can't hear me for any reason, let	12	to the rear of the building. I clarified
13	me know and I'll speak up of course.	13	that we are providing an access lane, and we
14	Yes, I have a Bachelor of Science	14	discussed the need he brought up, in
15	degree in Civil and Environmental Engineering	15	particular, to have a 22-foot wide access
16	from Rutgers University. I'm a licensed	16	lane. We include an 18-foot, and when I give
17	professional engineer in the State of New	17	full testimony I have an exhibit, and I could
18	Jersey; my license is in good standing. I	18	point out where this is for the Board's
19	have over 20 years of experience in	19	benefit.
20	consulting engineering. I've previously been	20	But we identify that he does want to
21	qualified to offer professional testimony in	21	see a 22-foot lane directly behind the
22	several other municipalities, including Bound	22	building. That's wider than what we have,
23	Brook, Princeton, Hanover Township,	23	but we reviewed the plan and determined we
24	Parsippany-Troy Hills, and several others.	24	could accommodate that. That was his primary
25	MR. OLLER: And your license is	25	concern, to make sure he has access, and we
1	T 00		- 21
	Page 20		Page 21
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2	- CHIMNEY ROCK SELF STORAGE - 20 talked about alternatives from Donahue as	2	- CHIMNEY ROCK SELF STORAGE - 21 meet that request, but the condition of
2 3	- CHIMNEY ROCK SELF STORAGE - 20 talked about alternatives from Donahue as well, but he is content with us being able to	2 3	- CHIMNEY ROCK SELF STORAGE - 21 meet that request, but the condition of approval would be to the fire marshal's
2 3 4	- CHIMNEY ROCK SELF STORAGE - 20 talked about alternatives from Donahue as well, but he is content with us being able to meet that with the wider lane at the rear.	2 3 4	- CHIMNEY ROCK SELF STORAGE - 21 meet that request, but the condition of approval would be to the fire marshal's satisfaction of our plans.
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4		1	- CHIMNEY ROCK SELF STORAGE - 23
1		1 2	
2	saying, if you let her know which exhibit	3	A-1 please. Thank you. And today's date
3	you're putting up she could put it on the	4	also.  MR. WINTERS: Sure thing.
4	screen.	5	
5	MR. WINTERS: We can do that. There's	6	All right. So our subject property is located along the north side of Route 22,
6	only three that I'm dealing with. Bear with	7	which is the divided highway under State of
7	me. Since we have it on the board, I'll keep	8	New Jersey jurisdiction. The property here
8	this a little closer. I figured I'd set it	9	falls within the C-5 commercial and nursing
9	up within arm's reach.  MR. MLENAK: So, Paul, before you	10	home zone. The total area of the property is
10		11	approximately 3.44 acres.
11 12	describe the description of the property, you've put on the easel an exhibit, and on	12	As you could see, the site is
		13	triangular in shape. The deepest part of the
13	the screen, this is an exhibit. If you could describe that and mark it as Exhibit A-1	14	lot is on the western side, and it becomes of
14	-	15	less depth until we reach the extreme eastern
15	please.	16	end where we come to a point, which is
16	MR. WINTERS: Yes, certainly. This is an exhibit that is depicting	17	actually where Donahue Road connects to
17		18	Route 22. As noted, we have frontage on two
18	existing aerial photography of the property	19	roads, Route 22 to our south and Donahue Road
19	in question that we're here to discuss tonight. This is Lot 9 and Block 800	20	backs up to the north.
20 21	outlined in red. This would be exhibit we	21	The site is presently developed with a
22	need a number for this.	22	two-story office building situated on the
23	MR, MLENAK: A-1.	23	western side of the lot along with surface
24	MR. WINTERS: A-1, thank you.	24	parking lots and related site improvements.
25	MR. OLLER: Would you mark that board	25	The eastern side of the lot contains an
23	MR, OLLER. Would you mark that board		The eastern side of the fot contains an
	Page 24		Page 25
1	- CHIMNEY ROCK SELF STORAGE - 24	1	- CHIMNEY ROCK SELF STORAGE - 25
2	existing storm water management basin, and	2	and there are some significant difference on
3	surrounding area consists primarily of	3	the west side where we have the greatest
4	residential development, and adjacent uses	4	change. We're approximately 27 feet in grade
5	include - to our south we have single family	5	change from Donahue to Route 22. As the site
6	homes, which are along Glen Road across	6	does contain existing slopes of greater than
7	Route 22. Those are at the bottom of this.	7	ten percent on a portion, provisions of the
8	North is up on this map.	8	township's hillside development ordinance
9	Care One at Somerset Valley Assisted	9	will apply to this development and this
10	Living Facility is located directly to our	10	property.
11	west on the left side. There are additional	11	There's two existing driveways from the
12	single family homes across Donahue Road to	12	site both from Route 22. There's an ingress
13	the north of the property, and just	13	driveway on the east side of the site
14	immediately to our east and just off this	14	entrance only, and then there's a divided,
15	map, which you don't see, is a real estate	15	but two-way driveway on the west side, which
16	agent office along Route 22.	16	provides ingress and egress. There are no
17	The property slopes from the rear of	17	driveways directly to Donahue Road from this
18	the site along Donahue Avenue excuse me,	18	property.
19	Donahue yes.	19	Property is presently served by public
20	MR. KULAK: Excuse me. You could move	20	utilities for water, gas, sewer, electric,
1 01	that microphone, so it's easier for you to	21	and telecommunication services. There's also
21		22	an existing sanitary sewer main easement that
22	speak into it and for us to hear you.	1	
22 23	MR. WINTERS: Thank you.	23	runs along our entire frontage and then moves
22 23 24	MR. WINTERS: Thank you. The property slopes from the rear of	23 24	runs along our entire frontage and then moves in a northwest direction very near the
22 23	MR. WINTERS: Thank you.	23	runs along our entire frontage and then moves



	Page 26		Page 27
1	- CHIMNEY ROCK SELF STORAGE - 26	1	- CHIMNEY ROCK SELF STORAGE - 27
2	The site is not encumbered not	2	match the mapping we've colored them in, so
3	encumbered by any areas regulated by the DEP	3	you could see how this would look in the
4	land use regulations, such as wetlands or	4	proposed condition.
5	flood hazard areas. These areas are not	5	MR. MLENAK: And the Exhibit bears a
6	found on or near our subject site.	6	date?
7	So that's a brief overview of our	7	MR. WINTERS: Yes, it does. The
8	existing conditions.	8	Exhibit date is November 8, 2023.
9	Moving on I'd like to discuss the	9	MR, MLENAK: Thank you.
10	proposed conditions, and I have an exhibit	10	MR. WINTERS: Our application proposes
11	for that, and I'll need assistance to get	11	to construct a self-storage facility, which
12	that on the digital board, but while that's	12	includes a new three-story building
13	happening I'll turn that over and we'll mark	13	consisting of two floors above a cellar level
14	that in as Exhibit A-2.	14	and totaling 129,897 square feet. Storage
15	MR. MLENAK: In marking it as	15	units will vary in size and a total of
16	Exhibit A-2, if you can, for the record and	16	876 units are proposed.
17	transcript, identify what it is and the date.	17	Along with this, our other site
18	MR. WINTERS: That's correct, thank	18	improvements includes a parking lot, which
19	you. So this exhibit is titled "Site plan	19	will be on the east side of this building.
20	rendering for Chimney Rock Self Storage."	20	As you could see, that'll contain 19 parking
21	This is an aerial image, the same one that we	21	spaces in total. Although the municipal
22	had taken and shown you in the existing plan	22	ordinance does not have a provision for the
23	before this, in Exhibit A-1, upon which we	23	parking requirements for self-storage
24	have placed our proposed site improvements	24	facilities that we have identified, we relied
25	and landscaping improvements, and then to	25	upon the Institute of Transportation
	Page 28		Page 29
1	- CHIMNEY ROCK SELF STORAGE - 28	1	- CHIMNEY ROCK SELF STORAGE - 29
2	Engineers current edition to determine what	2	parking row in front of the building. And
3	parking quantity would be suitable for these	3	although not shown on this plan, and as
4	uses. So we calculated 19 spaces is	4	consistent with comments we received on the
5	consistent with that, and we feel that's	5	application, and the current legislation from
6	appropriate to serve both customers and	6	the State of New Jersey, we will be providing
7	employees for self-storage facilities of this	7	one make-ready parking space for electric
8	size.	8	vehicle charging. That, I believe, will be
9	We propose a standard 9-by-18 dimension	9	in proximity to the accessible parking space
10	parking space, which I do want to note is a	10	on that side of the
11	small size reduction from township design	11	MR. FOOSE: Will that be 20 or 19
12	standard of nine-and-a-half foot width, but	12	including the EV?
13	we feel this is appropriate to serve the	13	MR. WINTERS: That will according
14	intended use. There's also additional spaces	14	with the State's legislation that will
15	or, rather, there's spaces provided	15	actually allow us to say we count as 20,
16	immediately at the front of the building that	16	since they allow us to count those as two
17	provides some additional room striped loading	17	spaces.
18	zones to the right and left to accommodate	18	MR. FOOSE: Thank you.
19	customers who may wish to have more	19	MR. WINTERS: Thank you, so that's
20	flexibility, more room to take items in and	20 21	correct.  Access to the site will continue to be
21	out of their vehicles as they see fit for	21 22	
22	storage,	1	provided from Route 22 using the existing
23	Also, at the front of the building we	23	driveway openings serving the site presently.
24	will be providing the required accessible	25	No new driveways are proposed, and no access will be provided via Donahue Road, so we'll
25	parking space that's on the right end of the	43	will be broaded at a Dottatine Road, so we it

	Page 30		Page 31
1	- CHIMNEY ROCK SELF STORAGE - 30	1	- CHIMNEY ROCK SELF STORAGE - 31
2	continue to access the site in a similar	2	alluded earlier, we did take a look to
3	manner.	3	provide a fire access lane to the rear of the
4	Vehicles entering the site from the	4	building, and we did evaluate for turning
5	easterly ingress will proceed into the	5	capability of those vehicles - something else
6	property and they will have an opportunity	6	we'll also clarify with the fire chief to
7	either to for passenger vehicles, to turn	7	their satisfaction.
8	immediately into the first parking lot	8	Customers will primarily enter the main
9	entrance on the right side. They can also	9	entrance from the parking lots on the east
10	proceed past that and go towards the front of	10	side of the building, and that will provide a
11	the storage facility at the main entrance,	11	limited conflict between pedestrians and
12	which is on eastern face of the building.	12	larger vehicles that may wish to use the
13	And there is room for them to circulate	13	loading areas on the west side of the
14	around from that.	14	building.
15	Larger vehicles - box trucks, if people	15	At that west side of the building we
16	want to use those for storages of larger	16	are providing the building provides a
17	items - can proceed straight through and	17	designated cover loading area with two
18	towards the left of that parking area and	18	spaces, and that's intended to accommodate
19	continue onward to the west side of the site,	19	larger storage activities. Regular vehicles
20	where there's also additional loading spaces,	20	can use those as well, but that's for the
21	which I'll talk about in a moment.	21	case if someone has a medium-size box truck
22	We did evaluate driveways and aisles to	22	that they may have larger storage items they
23	make ensure they accommodate the types of	23	want to get in and out of the building.
24	vehicles that are typical for these kinds of	24	This loading area is located and
25	facilities, and we also did evaluate as I	25	designed in a manner that was intended to
		_	
	Page 32		Page 33
1	- CHIMNEY ROCK SELF STORAGE - 32	1	- CHIMNEY ROCK SELF STORAGE - 33
2			CHIMINET ROOM BEEF BIOIDIO
	minimize impact to adjacent properties, so	2	there's a proposed dumpster enclosure at that
3	minimize impact to adjacent properties, so we've limited the opening of that, and I'll	2 3	
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	Page 34		Page 35	5
1	- CHIMNEY ROCK SELF STORAGE - 34	1	- CHIMNEY ROCK SELF STORAGE - 3.	
2	6-and-a-half, now you're going to do the	2	just to be clear, from the street the	J
3	6-foot, which	3	building appears to be two stories. The	
4	MR. WINTERS: Yes. We're going to	4	ordinance defines the cellar as the cellar	
5	reduce the height to comply. I'm sorry if	5	would be an additional story, which results	
6	that was unclear.	6	in a sum of three stories; is that right?	
7	Regarding building height: The total	7	MR. WINTERS: Yes, I'm going to speak	
8	height of the building will measure 26 feet	8	about that a little bit in a moment too.	
9	above average grade as calculated. This is	9	MR. OLLER: That's because you're using	
10	under the maximum permitted height of	10	the basement as storage?	
11	35 feet, though, we note that a variance is	11	MR. WINTERS: Yes. There will be	
12	needed for the number of stories, which is	12	storage units in the basement as well as the	
1.3	identified in the plans. As the seller has	13	main floor and second floor, because of the	
14	counted in the number of stories, we will	14	grade on the site. And I have an exhibit	
15	have three stories, which is two floors above	1.5	which will help demonstrate some of the grade	
16	the cellar, where only two are permitted.	16	change across this, which I'll be introducing	
17	In addition, I just want to identify	17	shortly.	
18	there is a portion of the building parapet	18	We partially buried the cellar and	
19	that will exceed the permitted maximum of	19	partially exposed it on the Route 22 side.	
20	three feet for a parapet. That will not have	20	We're on the lower side of the site. The	
21	an effect on the total building height	21	architect's elevation [sic] will help clarify	
22	complying. It's just a specific requirement	22	that a little bit better than my explanation,	
23	of the parapet, and the architect will speak	23	but that's we're taking advantage of the	
24	more in detail about that.	24	grade of the site in a sense, that we could	
25	MR. MLENAK: Before you go further,	25	kind of push the building into the hill a	
	Page 36		Page 3	7
1	- CHIMNEY ROCK SELF STORAGE - 36	1 1		
1 -		1	- CHIMNEY ROCK SELF STORAGE - 3	7
2	little bit and reduce the appearance of the	2	- CHIMNEY ROCK SELF STORAGE - 3 where a 3-foot parapet is the maximum. I'll	7
3		1		17
ł	little bit and reduce the appearance of the	2	where a 3-foot parapet is the maximum. I'll	17
3	little bit and reduce the appearance of the exterior of the building. It'll actually make it look more like a two-story building on most views of the site.	2 3 4 5	where a 3-foot parapet is the maximum. I'll let the architect speak specifically to where the parapet does exceed, but there are exceedances of the 3-foot.	17
3 4 5 6	little bit and reduce the appearance of the exterior of the building. It'll actually make it look more like a two-story building on most views of the site.  MR. FOOSE: Mr. Winters, on the	2 3 4 5 6	where a 3-foot parapet is the maximum. I'll let the architect speak specifically to where the parapet does exceed, but there are exceedances of the 3-foot.  MR. FOOSE: So three feet is required	17
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1	- CHIMNEY ROCK SELF STORAGE - 38	1	- CHIMNEY ROCK SELF STORAGE - 39
1 2		2	see the grade comes up. The existing grade
3	have. That just helps also to demonstrate the grade across the site.	3	is dashed and the proposed grade is in solid.
3 4	MR. MLENAK: Once, again, Mr. Winters,	4	Now, at the particular location we've
5	identify it by title, date, and mark it as	5	taken this, I do want to note, and that
6	A-3 please.	6	was we sought this location for a couple
7	MR. OLLER: And please put today's date	7	of reasons, although, at this location we're
8		8	not embedded into the hill quite as much as
9	again.  MR. WINTERS: So this exhibit, which is	9	we are as you get further to the west of the
10	now Exhibit A-3, is titled, "Chimney Rock	10	site.
11	Self Storage Site Section." What we're	11	MR. OLLER: When you say "this
12	depicting in this exhibit is	12	location," could you actually point to it
13	MR. MLENAK: Just the date on the	13	please.
14	bottom.	14	MR. WINTERS: Sure. We've drawn this
15	MR. WINTERS: Excuse me, thank you.	15	section A approximately through the middle of
16	The date on the exhibit itself is	16	the site, and at this location, as I was
17	November 3, 2023.	17	saying, there's more grade change on this
.18	What we are depicting on this exhibit	18	side of the site, and it reduces as you get
	is the grading plan from our site plan that	19	here, and you could still see, though, that
19 20	is submitted, as well as a line illustrating	20	as you come across the site from front to
21	the section that's taken through the property	21	back, this lighter dashed line at the bottom
22	below. And to demonstrate that, if I point	22	representing the existing grade where the
23	here on the right side of our section view,	23	existing office building sits today,
23	this is where Route 22 is, which is on the	24	continues upward as you get up to Donahue
25	bottom of the site plan view. And you could	25	Road.
23	bottom of the site plan view. And you could	1 43	Road.
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1	Page 40 - CHIMNEY ROCK SELF STORAGE - 40	1	Page 41 - CHIMNEY ROCK SELF STORAGE - 41
1 2		1 2	
	- CHIMNEY ROCK SELF STORAGE - 40	I	- CHIMNEY ROCK SELF STORAGE - 41
2	- CHIMNEY ROCK SELF STORAGE - 40 Our proposed grade at this point in the	2	- CHIMNEY ROCK SELF STORAGE - 41 MR. KULAK: As you were describing the
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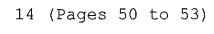
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1	- CHIMNEY ROCK SELF STORAGE - 46	1	- CHIMNEY ROCK SELF STORAGE -	47
2	this this is a fire access, by the way,	2	MR. KULAK: Thank you.	
3	that runs around the back.	3	MR. FOOSE: Good?	
4	Where that starts, that's lower than	4	MR. VESCIO: I have a question on the	
5	the finished floor elevation, because this is	5	drainage once again.	
6	where that cellar elevation of the building	6	MR. FOOSE: Let me finish.	
7	is exposed more since we have the lower grade	7	So you testified early on that the	
8	in front of the building.	8	steep-slope ordinance is in play. Can you	
9	Actually, I have elevation for that	9	tell us why that is, in fact, the condition	
10	floor of 124.5 down here. You could see	10	of this property?	
11	these contour lines indicating we're coming	11	MR. WINTERS: The steep-slope ordinance	
12	up that grade along the side of the building	12	is in effect for any for any properties	
13	until we get closer to that 134/135 grade.	13	where you have greater than ten percent	
14	So if you stand here today, and in fact	14	slope, different factors apply to that	
15	having been at the site, this isn't very	15	effectively reduce certain bulk standards.	
16	different than the driveway that's on this	16	MR. FOOSE: So going back to my	
17	side of the site today, which you could	17	question then. So if we're in play on the	
18	actually make out in this exhibit. It's	18	steep-slope ordinance, what is this property?	
19	right in the same spot.	19	What is the change of slope from the northern	
20	MR. KULAK: There is a change in	20	most point to Route 22?	
21	elevation of approximately 13 to 15 feet?	21	And Mr. Winters, the reason this is	
22	MR. WINTERS: Along this side of the	22	important, and the reason we keep asking it,	
23	building, yes. We're going from at	23	and the Board keeps questioning it is because	
24	Route 22, we're at about 118; at the very	24	literally a quarter mile to the west someone	
25	back corner we're at 135.	25	died in 2019. They were swept away by water.	
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1	Page 48 - CHIMNEY ROCK SELF STORAGE - 48	1.	_	49 49
1 2		1. 2	_	
	- CHIMNEY ROCK SELF STORAGE - 48	1	- CHIMNEY ROCK SELF STORAGE -	
2	- CHIMNEY ROCK SELF STORAGE - 48 So this is so important. And I'm not making	2	- CHIMNEY ROCK SELF STORAGE - property line is 7.8 percent; average slope.  MR. FOOSE: You just testified that ten percent average slope brings the C ordinance,	
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1 2		30	1 2	rest of the testimony, if you'd like.
3	portions of the site exceed 10 percent, 20 percent, 30 percent on those bases reduced		3	MR. FOOSE: Sure. And I hope the
4	permitted impervious cover, and reduced		4	gravity of what I said and I don't mean to
1	•		1	be dramatic, and I don't mean to play it up.
5	permitted floor area ratio are calculated.		5 6	Someone died.
7	Now, that's the only context I had intended		7	MR. MLENAK: Absolutely.
8	to speak about that ordinance tonight, because it has to do with the bulk standards.		8	MR. FOOSE: And I think it changed how
9			9	I view every single case. And I don't want
10	MR. FOOSE: I have a grading plan, sheet 5 of 12.		10	to speak for any other Board members, because
11			11	I'm only one vote, but it certainly changed
12	MR. WINTERS: There's a separate sheet		12	every single way I look at every single
13	1 of 1, a steep-slope exhibit, which was in the original submission.		13	application from resident to commercial, and
14	MR. FOOSE: Had I had that, being the		14	I hope you really take that into account when
15	diligent chairman that I am, I think I would		15	you give your testimony.
16	have had the answer and not asked it.		16	MR, MLENAK: Absolutely.
17	So why don't we either take a break and		17	MR. FOOSE: Thank you.
18			18	MR. WISNIEWSKI: Mr. Chairman, if I may
19	you could supply us that information, or at some point that's something I'd like to see,		19	just add to the conversation. One of the
20	and I think the Board would benefit, as well		20	comments that we did have, that Mr. Burr
21	as members of the public would benefit to		21	prepared here, did comment that we and I
22	know the slope on this property.		22	spoke sort of side bar with Scarlett here.
23	MR. MLENAK: Mr. Chairman, we'll		23	We haven't received that exhibit that gives
23			24	the definition of the Hillside Development
25	absolutely endeavor to provide the answer to that question. We could continue with the		25	regulations and any areas of steep slopes
25	that question. We could continue with the		23	regulations and any areas of steep stopes
	Page	52		Page 53
1	- CHIMNEY ROCK SELF STORAGE -	52	1	- CHIMNEY ROCK SELF STORAGE - 53
2	that are being disturbed or developed and how		2	MR. FOOSE: And that fire lane is going
3	they might impact the required or the floor		3	to be using pervious material. So where your
4	area ratio.		4	steepest slopes are you're using kind of I
5	MR. FOOSE: The steep-slope ordinance,		5	don't want to say experimental material, but
6	I think, is something that I'm very proud of,		6	you're using pervious pavers. I'm curious
7	and I know Scarlett has worked really hard on		7	about the ability for those pervious pavers
8	it in this town, and I think it's a unique		8	to properly pick up and move all this water.
9	aspect of our town, and I think it's		9	So I think it's another aspect of your
10	something that we absolutely need to have		10	application that I hope you'll focus on.
11	that document, so the Board knows how that's		11	MR. MLENAK: Absolutely.
12	going to function in relation to other		12	MR. WINTERS: I'm going to switch back
13	aspects in this case.		13	to A-2, since I'm going to be talking more
14	MR. WISNIEWSKI: Just to add to your		14	about some site items.
15	statement, those areas of steep slopes,		15	Just briefly, Mr. Chairman, to that one
16	looking at the plan, are sort of in the		16	concern you raised, since we're talking about
17	northwest corner of where the current sort of		17	it, in addition to these pervious grass
18	building, fire lane, circulation area, and		18	pavers in the back we are providing a number
19	retaining wall is being proposed, which is		19	of inlets along the back, which are really
20	just about six feet in height at its maximum,		20	intended to collect runoff that would be in
21	I believe. Just looking at the grades here.		21	that area. We are equally concerned that we
22	So in the corner of the site, that part of		22	wouldn't want a flat area at the bottom of a
23	the site, it'll be about a six-foot retaining		23	wall without adequate drainage, so we are
24	wall where that fire circulation aisle is		24	providing a provision for that.
25	currently proposed.		25	MR. FOOSE: And since we're here on





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1	- CHIMNEY ROCK SELF STORAGE - 54	1	- CHIMNEY ROCK SELF STORAGE - 55
2	pervious pavers, I'm assuming that we're	2	that we want to ensure we address. That was
3	going to put into the deed this maintenance	3	brought up in the planner's letter.
4	requirement that was brought up in our	4	We are also going to make a
5	planner's report?	5	modification to the plan as proposed. Per
6	MR. WINTERS: Yes. We'd be happy to	6	the planner's letter, we were deficient on
7	address that as a condition of any approval	7	our setback. We were at 23 feet for the sign
8	that may be granted. Yes.	8	instead of 25. We will happily increase that
9	MR. MLENAK: Absolutely. Just for the	9	setback to comply and provide the 25 feet
10	operator, we're just going back to A-2.	10	setback for that sign.
11	MR. WINTERS: A-2, the prior site plan	11	So this plan it's also good to point
12	rendering exhibit that we presented.	12	out, since I did want to talk about lighting
13	So I briefly just wanted to talk about	13	and landscaping that is proposed with this
14	signage on this site in particular. We have	14	project. We will be providing lighting
15	a proposed freestanding sign at the easterly	15	through a combination of pole mounted and
16	entrance. That sign will	16	building mounted LED fixtures. A total of
17	measure 3-foot-6-inches in height and	17	four light poles are proposed mainly in the
18	five-foot width in total for 17.5 square foot	18	parking area on the east side, and we're
19	area of the sign. The area of the overall	19	using building mounted fixtures to provide
20	monument is a little larger as it measures	20	illumination around the front and sides of
21	six-foot in width total and 7.5 feet in	21	the building.
22	height. This sign will be externally	22	The building mounted fixtures excuse
23	illuminated. It will have the name of the	23	me. The pole mounted fixtures will be
24	facility, and we are also going to include	24	mounted at 20 feet in height; and the
25	the street number, which is a requirement	25	building mounted fixtures, the mounting
	Page 56		Page 57
1	- CHIMNEY ROCK SELF STORAGE - 56	1	
_		1 +	- CHIMNEY ROCK SELF STORAGE - 57
2	heights actually vary from as little as	2	- CHIMNEY ROCK SELF STORAGE - 57 and the rear, as well as along the front.
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2 requirements along Route 22, which, again, 2 smaller building you'd have a little mor	
3 the slope along the front and the sewer 3 space to put in the required trees. I	
4 easement. If you go there today you'll 4 understand from the business perspective	re.
5 see it. Apparently it was a limiting factor 5 bigger is better, but	• •
6 in the current conditions since it's all 6 MR. WINTERS: No, that's a fair p	oint.
7 grass on that part of the property. 7 MR. BONGIORNO: Did you cons	
8 MR, BONGIORNO: I see that one of your 8 Bridgewater ordinances before you des	
9 bulk variances says street trees, that you 9 the site?	Ü
10 need 36, and you are proposing none. 10 MR, MLENAK: That may be a que	estion
MR. WINTERS: That is correct. 11 that goes more towards the applicant, as	
MR. BONGIORNO: Why? 12 the motivations for this site. I mean, I	
MR, MLENAK: The easement. 13 could say as their attorney, there are levels and the same of	ers
MR. WINTERS: The I can't put street 14 that get pulled for a site like this. You	
trees on this side unfortunately, because 15 increase height, you can make the build	ing a
it's DOT, but our easement encumbers the 16 little bit shorter, you decrease height;	-
entire front of our property here up until 17 which was our understanding in talking	to
18 you get to the parking area. We have a 18 some of the professionals, and certainly	our
19 limited area here, which we felt was more 19 motivation, was to design this building	
20 appropriate 20 way that was least impactful and most	
21 MR. BONGIORNO: It's limited because of 21 respectful to the residential homes on	
the design [sic] of the building, isn't it? 22 Donahue. So to lower the height to the	
23 MR. WINTERS: I'm sorry, repeat that. 23 degree we had to, which is 26 feet for the	ne
MR. BONGIORNO: It's limited because of 24 building, that consequentially meant to	
25 the size of the building, so if you had a 25 flatten the building out and make it wid	er,
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2 which ultimately resulted in the proposal 2 answered it. You may have, but did an	
3 that's before you. And that's ultimately the 3 consider the Bridgewater ordinances be	fore
4 reason that the 4 the design was completed?	
5 MR. BONGIORNO: Well, you're asking for 5 MR. MLENAK: Of course. The	.4
6 at least 20 bulk variances. 6 application was submitted understanding	
7 MR. MLENAK: Well, a number of them are 7 relief that was needed. There's no ques	
8 design waivers, but, yes, we understand that 8 about that. A building of a smaller size	
9 the application has a significant number of 9 you probably wouldn't see an application	n. It
10 relief, and part of that, you'll hear from 10 just wouldn't work here.	шу ілат
our planner tonight, deals with the odd shape 11 MR. BONGIORNO: So you're say	_
our planner tonight, deals with the odd shape 11 MR. BONGIORNO: So you're say 12 of it, the slopes, and all of that factors 12 if you were to shrink the size of the	_
our planner tonight, deals with the odd shape 10 of it, the slopes, and all of that factors 11 of it, the slopes, and all of that factors 12 if you were to shrink the size of the building to eliminate some of these required.	ıested
our planner tonight, deals with the odd shape 10 of it, the slopes, and all of that factors 11 our planner tonight, deals with the odd shape 12 of it, the slopes, and all of that factors 13 into a site where if you were to comply with 14 the ordinance you would have a building 15 MR. BONGIORNO: So you're say 16 if you were to shrink the size of the 17 building to eliminate some of these required the ordinance you would have a building 18 variances, it would not be profitable for	uested the
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our planner tonight, deals with the odd shape  of it, the slopes, and all of that factors  into a site where if you were to comply with  the ordinance you would have a building  the ordinance you would have a building  Right? So you'll hear more about that from  the planner, but to address which I thought  MR. BONGIORNO: So you're say  if you were to shrink the size of the  building to eliminate some of these required the ordinance, it would not be profitable for business and you couldn't go forward?  that what you're saying?  MR. MLENAK: Well, there's	uested the Is
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1	- CHIMNEY ROCK SELF STORAGE - 62	1	- CHIMNEY ROCK SELF STORAGE - 63
2	building height. You're saying it's 26 feet.	2	21 trees removed.
3	Can you clarify what the correct height is?	3	MR. MLENAK: And how many planted?
4	MR. WINTERS: Yes. It is 26 feet	4	MR. KULAK: Those trees currently serve
5	proposed.	5	as a visual buffer between Donahue and the
6	MR. MLENAK: I don't know if that was	6	property, which lies below. So if I'm on
7	in the application. It certainly was in	7	Donahue in one of the residences, I'm
8	Ms. Doyle's letter, so I don't know if that	8	probably looking at trees rather than
9	was an error from the application or	9	buildings. Is that fair to say?
10	Ms. Doyle's letter, but it's 26 feet.	10	MR, WINTERS: Yes. There's a view of
11	MR. KULAK: Will you be removing trees	11	trees from the Donahue side. Those 21 trees
12	at the rear of the property?	12	are not in one particular spot. They're
13	MR. WINTERS: Yes. There will be some	13	scattered along the back. The application is
14	trees removed at the rear of the property to	14	removing 21, we are proposing 61, which
15	facilitate the construction of the fire lane	15	includes a mixture of deciduous and evergreen
16	the retaining wall. We will be providing a	16	trees. Most of the evergreens that we're
17	landscape buffer along the back. We are	17	proposing are along the back to provide an
18	meeting some of the requirements for that.	18	evergreen buffer in that area, which is most
19	MR. KULAK: Do you know how many trees	19	effected by those removals.
20	you'll be removing? Because they are quite	20	MR. KULAK: Okay, thank you.
21	mature and would be difficult to replace with	21	MR. BONGIORNO: How big would the
22	shrubs and saplings and things like that.	22	evergreens be?
23	So do you know how many trees you'll be	23	MR. WINTERS: Initial planting height
24	removing.	24	of those are in the 6 to 8-foot range. The
25	MR. WINTERS: By my count and I have	25	plants we selected have a more rapid growth
23	1111. 1111. 25 mg tour 112.		
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1	- CHIMNEY ROCK SELF STORAGE - 64	1	- CHIMNEY ROCK SELF STORAGE - 65
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	- CHIMNEY ROCK SELF STORAGE - 64	ł .	- CHIMNEY ROCK SELF STORAGE - 65 looking at with some of the provisions of the landscape standards of the township, I do
2	- CHIMNEY ROCK SELF STORAGE - 64 rate of a foot to two a year initially, so in	2 3 4	- CHIMNEY ROCK SELF STORAGE - 65 looking at with some of the provisions of the landscape standards of the township, I do want to offer that subject to approval of the
2 3	- CHIMNEY ROCK SELF STORAGE - 64 rate of a foot to two a year initially, so in the exhibit I had put up a moment ago, which	2 3 4 5	- CHIMNEY ROCK SELF STORAGE - 65 looking at with some of the provisions of the landscape standards of the township, I do want to offer that subject to approval of the application we're certainly willing to review
2 3 4	- CHIMNEY ROCK SELF STORAGE - 64 rate of a foot to two a year initially, so in the exhibit I had put up a moment ago, which I could bring back up, A-3	2 3 4 5 6	- CHIMNEY ROCK SELF STORAGE - 65 looking at with some of the provisions of the landscape standards of the township, I do want to offer that subject to approval of the application we're certainly willing to review this matter further with the planner and try
2 3 4 5	- CHIMNEY ROCK SELF STORAGE - 64 rate of a foot to two a year initially, so in the exhibit I had put up a moment ago, which I could bring back up, A-3 And this is a good moment just to talk about that. We are showing at the rear of this building, and this is an estimated	2 3 4 5 6 7	- CHIMNEY ROCK SELF STORAGE - 65 looking at with some of the provisions of the landscape standards of the township, I do want to offer that subject to approval of the application we're certainly willing to review this matter further with the planner and try to see ways we can opportunities and ways
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2 3 4 5 6 7	- CHIMNEY ROCK SELF STORAGE - 64 rate of a foot to two a year initially, so in the exhibit I had put up a moment ago, which I could bring back up, A-3  And this is a good moment just to talk about that. We are showing at the rear of this building, and this is an estimated 15-foot height at about five years of growth for this particular species.	2 3 4 5 6 7 8 9	- CHIMNEY ROCK SELF STORAGE - looking at with some of the provisions of the landscape standards of the township, I do want to offer that subject to approval of the application we're certainly willing to review this matter further with the planner and try to see ways we can opportunities and ways we can maximize the plantings on this property, and try to be more compliant with
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2	provided from the Donahue Road side of the	2	The total increase I'm sorry. In	0,
3	property, which is consistent with how	3	addition to maintaining our existing storm	
4	they're provided today.	4	water basin, which I mentioned earlier, which	
5	Overall for these kinds of facilities,	5	is on the east side of the site, in order to	
6	there is typically reduced amounts for water	6	ensure we account for the additional runoff	
7	and sewer, which we've calculated versus the	7	from those impervious surfaces, we'll be	
8	office use that's existing.	8	proposing a pervious pavement system in this	
9	Our project is designed to address	9	parking area here. That's the green colored	
10	storm water management as outlined in the	10	part of the parking lot here as opposed to	
11	storm water report submitted with this	11	the regular asphalt pavement sections, and	
12	application. On the basis that our project	12	that'll be sized to provide additional	
13	will disturb more than acre we qualify as a	13	quantity control, attenuation of flows before	
14	major development under the DEP storm water	14	they're discharged from the site.	
15	management regulations. So for that reason,	15	Our system is designed to meet the	
16	we've analyzed and evaluated the site to	16	current DEP green infrastructure standards,	
17	comply with those rules.	17	that is an approved green infrastructure best	
18	There will be a decrease in parking	18	management practice. So we can comply with	
19	lots, which is a benefit, because that's	19	the quantity control requirements, and all	
20	typically associated with an improvement in	20	other requirements in our report are note as	
21	water quality. We are exchanging parking lot	21	addressed. We don't have any further	
22	for building on this application to the	22	obligation to meet the water quality by	
23	extent that we're actually going to be	23	virtue of the reduction in vehicular pavement	
24	increasing existing impervious cover with	24	surfaces.	
25	additional building.	25	The site will also conclude a storm	
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2	sewer conveyance system throughout to collect	2	in the 132-and-a-half to 134-and-a-half	
3	water from the paved surfaces, also from the	3	range. Then we have a layer of the pavers,	
4	roof drains of the building, which will	4	stone underneath that. The discharge	
5	mostly be will maintain existing drainage	5	elevation for that is set to ensure that we	
6	patterns, and a majority of those are going	6	have positive drainage to the retention	
7	in the direction of our existing and now our	7	system, the existing basin. So there will be	
8	proposed retention system on the east side of	8	piping in this direction so that way	
9	the site.	9	everything continues to drain towards the	
10	I do want to talk briefly about traffic	10	eastern part of the site.	
11	generation for this project.	11	MR. VESCIO: Okay. And the eastern	
12	MR. VESCIO: Can I ask on the storm	12	part of the site is more of the high point of	
13	water system?	13	the site?	
14	MR. WINTERS: Sorry, yes. If you have	14	MR. WINTERS: The eastern part is	
14 15	MR. WINTERS: Sorry, yes. If you have questions for	14 15	the grade on 22 is a little higher here, but	
		1		
15	questions for	15	the grade on 22 is a little higher here, but	
15 16	questions for MR. VESCIO: Yes. So what is the	15 16	the grade on 22 is a little higher here, but compared to this part of the site everything	
15 16 17	questions for MR. VESCIO: Yes. So what is the the retention basin. What's the elevation	15 16 17	the grade on 22 is a little higher here, but compared to this part of the site everything drains in the	
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1	- CHIMNEY ROCK SELF STORAGE -	70	1	- CHIMNEY ROCK SELF STORAGE - 71
2	MR. VESCIO: Okay. And then on the		2	an inch an hour for 6 or 7 hours, will that
3	west end of the site where it exists onto		3	detention basin be able to accommodate that
4	US 22, what's the elevation there? The		4	without overflowing?
5	roadway elevation, your impervious surface.		5	MR. WINTERS: Our basins are designed
6	MR. WINTERS: The roadway elevation at		6	with the standards to account for all storms
7	Route 22 is about 118/117.		7	up to the 100-year frequency, which is the
8	MR. VESCIO: So it's ten feet lower		8	one percent chance storm, which itself is a
9	than the retention basin.		9	24-hour duration storm with right now our
10	MR. WINTERS: As currently designed, a		10	requirements are more than eight inches over
11	portion of the site in its existing		11	that time period. High intensity storms are
12	condition.		12	considered in water quantity calculations,
13	MR. VESCIO: So all that water on that		13	but what I can offer is the design does
14	side that's lower than the retention basin,		14	comply with the requirements in place, and
15	where is all that water going?		15	since we're under the current storm water
16	MR. WINTERS: Much of that water		16	rules that includes the current iteration of
17	directly discharges towards Route 22 today.		17	the storm water regulations in place.
18	The DOT only permits storm water to continue		18	They're more restrictive than prior.
19	in the direction of flow, so for portions		19	MR. BONGIORNO: I'm not an engineer, so
20	that currently drain in that direction		20	I'm not sure I understand. So if it rains an
21	towards that driveway they're going to do so		21	inch an hour for 6 or 7 hours, will that
22	in the proposed condition. We're not		22	detention basin accommodate that?
23	increasing that. We're maintaining existing		23	MR. WINTERS: If it falls within one of
24	drainage patterns.		24	the approved storms, it can accommodate
25	MR. BONGIORNO: Question: If it rains		25	what's in the design storms. I know that's
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1.		72 72	1	Page 73 - CHIMNEY ROCK SELF STORAGE - 73
1 2	- CHIMNEY ROCK SELF STORAGE -		1	- CHIMNEY ROCK SELF STORAGE - 73
2	- CHIMNEY ROCK SELF STORAGE - half of an answer, but the simple answer is		1 2 3	- CHIMNEY ROCK SELF STORAGE - 73 know, full disclosure, I did not review the
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2 3 4 5	- CHIMNEY ROCK SELF STORAGE - half of an answer, but the simple answer is the standards for design we comply with those.  As I noted, 100-year storm, there's		2 3 4	- CHIMNEY ROCK SELF STORAGE - 73 know, full disclosure, I did not review the storm water in depth, Mr. Burr did. But he reviewed it and per the standards that are in place at this time for the township, as well
2 3 4 5 6	- CHIMNEY ROCK SELF STORAGE - half of an answer, but the simple answer is the standards for design we comply with those.  As I noted, 100-year storm, there's more than eight inches over a 24-hour period.		2 3 4 5	- CHIMNEY ROCK SELF STORAGE - 73 know, full disclosure, I did not review the storm water in depth, Mr. Burr did. But he reviewed it and per the standards that are in place at this time for the township, as well as for the state, and it does meet those
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1 2	that box that lets the water out towards the	1. 2	answer both of our questions, and
3	intersection of Donahue and Route 22, if the	3	Mr. Vescio's questions, in how is this site
4	rate of water coming into it exceeds the rate	4	better than it was previously. And how do we
5	of water that can be released out of it, then	5	protect residents in one of these storms that
6	you're going to have an inundation situation	6	Mr. Bongiorno mentioned where we do have 24
7	where the water overflows. And the question	7	hours of inundated rain.
8	is how is that water being managed. I	8	MR. WINTERS: Thank you for that
9	couldn't speak to that right now.	9	clarification, and it's a good question.
10	MR. FOOSE: And I think Mr. Vescio also	10	It's a difficult question to answer on the
11	hit the nail on the head where the basin is	11	design side, which is why I'm pinned into
12	at 129 feet elevation, and the western most	12	saying we've designed it per the standards,
13	point at which Route 22 lies is 118, and	13	because to just stay it's a design for this
14	listen, I know that the state DEP has the	14	is difficult to answer if it's not what the
15	requirements and I understand you're going to	15	standard is. So I apologize if that's not a
16	design something that meets those	16	satisfactory of an answer as I'd like it to
17	requirements and not anything more, because	17	be.
18	why do you have to. But at a certain point	18	But what have we done differently from
19	it goes back to 2019 where we did lose	19	what's there today is a good question. I
20	multiple residents in a flood. I don't know.	20	could start with that. One thing that's
21	I think Mr. Vescio has a very valid question,	21	changed since the time that this site was
22	you know, about the 118 versus the 129. Your	22	originally constructed is all the storm water
23	basin is above the lowest point at which the	23	management rules are in effect since 2004.
24	flooding did happen a quarter mile to the	24	MR. BONGIORNO: Pull the mic closer.
25	west of this property. So maybe you could	25	MR. WINTERS: Thank you,
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2	All of the storm water management rules	2	condition, proposed condition that discharges
3	that have gone into effect since 2004 have	3	right to 22, and we're not increasing what's
4	required more rigorous measures to account	4	going to 22 as a result of this application.
5	for storm water runoff, water quality, and	5	Everything going this way, we're going to
6	all these components, where when this was	6	deal with in accordance with the rules and to
7	originally designed that might not have been	7	the proper design standards for that, which
8	the case. Regardless, we're obligated to	8	is why we have the additional storage.
9	ensure we're addressing reductions in	9	MR. FOOSE: Mr. Winters, there's no
10	quantity, which is why we have the need for	10	pumps in this plan.
11	additional storage. We're increasing	11	MR. WINTERS: No, there's no need
12	impervious cover on the site by tenth of an	12	MR. FOOSE: So basically anything at
13	acre, but we're putting in it might not	13	129 feet or above is going towards your
14	look like much, but there's quite a bit of	14	basin, correct?
15	storage under here including chambers that	15	MR. WINTERS: Anything higher than that
16	are storing runoff from this roof that is	16	is going to the basin, it connects in the
17	part of the system; the system has chambers	17	systems on the eastern side, which are at a
18	as well as stone in it. The elevations may	18	lower elevation, and we're detaining the
19	be a little confusing, and I could certainly	19	water so that way it could get out. The
20	understand why. In the existing condition as	20	exception here is that this pocket of the
21	part of the site is developed, it drains this	21	site, beyond this point, we're at elevations
22	way. The existing driveway, much like this	22	134, 132, 130. From about here down is where
23	proposed access, runs at a lower grade. It comes down quicker. And this little portion	23 24	we get to a point lower than that, and once we get beyond a high point there's a portion
		1 /4	we get nevana a nigh naint there's a nartian
24 25	of the site on this side, in the existing	25	of the site that does drain directly to



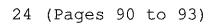
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2	Route 22. So that doesn't influence this	2	conclusion from that, so, yes.
3	system. This system continues to function to	3	MR. WISNIEWSKI: Just to add to that,
4	take the majority of the site in the	4	Mr. Chairman, if I could. Just to touch on
5	direction. And, again, we're matching	5	the DOT coordination on this project, have
6	drainage patterns, because that's what's	6	you already filed with the DOT and have they
7	obligated to us. DOT, in particular,	7	approved the proposed drainage configuration,
8	requires we match drainage patterns, so we	8	the drainage patterns that are being, you
9	have designed in accordance with that.	9	know, put forward on the plan?
10	So to your point, we're improving the	10	MR. WINTERS: We're preparing a I
11	site by providing additional storage of storm	11	was just about to get to my traffic testimony
12	water in this part of the site, so we could	12	and what I was going to note was we're
13	hold back, attenuate those flows, meet the	13	actually going to be preparing a letter of no
14	required reductions and peak rate of runoff;	14	interest based upon trip generation and the
15	things that are required under the rules.	15	fact that we're not altering driveways. We
16	MR. MLENAK: And, Paul, your comment	16	will comply with the storm water provisions
17	just now in response to the Chairman's	17	as DOT requires us on this. Obviously, if we
18	question that pumps aren't necessary is	18	change something, they would need to approve
19	because just that. The pumps would only be	19	that.
20	required if you're servicing the drainage at	20	MR. WISNIEWSKI: And then, I guess,
21	the lower elevation on the west side, which	21	just to add to that. Just to confirm, the
22	you're not, because that's an existing	22	entire roof area will be managed by the new
23	condition that's unaffected by our proposed	23	additions to the system. None of the roof
24	building.	24	areas are discharging to the roads.
25	MR. WINTERS: Yes, that's a correct	25	MR. WINTERS: That is correct. So the
	1711. 1121.121.07 1 00, that is a contract		
	Page 80		Page 81
1	- CHIMNEY ROCK SELF STORAGE - 80	1	- CHIMNEY ROCK SELF STORAGE - 81
2	roads are impervious, it's all going to be	2	actually a fairly you know, one-year storm
3	managed through the basin on this side of the	3	is pretty much the interval, but that is
4	site. So we're capturing all of that water.	4	something. So is the applicant aware of that
5	MR. MLENAK: Go ahead.	5	condition on the site?
6	MR. WINTERS: I'd like to proceed with	6	MR. WINTERS: I'm not personally aware
7	the traffic, unless we need to touch up on	7	of that condition. It is possible to have
8	anything else.	8	higher intensities with shorter duration
9	MR. FOOSE: Are there any more Board	9	storms, like a water quality event that may
10	questions on waste water and drainage?	10	make that happen. A summer storm tends to
11	Board professionals, are you good	11	move things more than you might expect them
12	moving on?	12	to, so that observation doesn't surprise me,
13	MS. DOYLE: I have questions, but they	13	but I wasn't specifically aware of that
14	don't relate to drainage.	14	condition here.
15	MR. FOOSE: I just want to handle	15	MR. FRESCO: So then the retention
16	drainage right now and waste water. I just	16	basin doesn't factor in any runoff coming off
17	want to make sure we're all satisfied,	17	the mountain? Is that what you're saying?
18	because this is very important to everyone	18	It's only factoring in runoff from the site?
19	here I know.	19	I mean, it's a mountain there. You know, we
20	MR. VESCIO: Mr. Chairman, I would just	20	talked about the slope a little bit.
	like to comment that after a major rainstorm	21	MR. WINTERS: It's primarily our site.
21		مما	T
21 22	maybe, like, once a year there is actually	22	In our storm water report that we submitted
	maybe, like, once a year there is actually debris that's brought down Donahue and	22	we delineated contributory areas to the
22	• • • •	23 24	we delineated contributory areas to the different parts of the site. I'm aware that
22 23	debris that's brought down Donahue and	23	we delineated contributory areas to the



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2	existing condition that pick up some of that	2	Thank you, Mr. Winters. If you want to
3	on Donahue Road. Anything that we delineated	3	move onto traffic.
4	that was outside of that may actually be in	4	MR. WINTERS: My pleasure, certainly.
5	our numbers if it contributes to our site.	5	We evaluated the traffic generation of
6	MR. FRESCO: But you said earlier I	6	the existing office use versus our proposed
7	believe, correct me if I'm wrong, that the	7	storage facility, and we've calculated
8	rear of the building you have drainage coming	8	vehicle trips based upon the Institute of
9	off of the retaining wall.	9	Transportation Engineers Trip Generation
10	MR. WINTERS: We have proposed yes,	10	Manual, current edition.
11	right. On this part of the site here. In	11	We determined, based upon that, that
12	this part of the site underneath the fire	12	this development will result on a net
13	access at the back, we have some inlets here.	13	reduction in peak period trips and total
14	That's still on our site, that's still	14	vehicle trips during the weekday daily, the
15	draining water from our site. And those	15	a.m. peak hour and p.m. peak hour. So in
16	connecting to the detention system on this	16	short, this type of use has a lesser demand
17	side of the site.	17	than the office use and the amount of office
18	MR. FOOSE: Just so the members of the	18	proposed versus the proposed amount of the
19	public know, all of this testimony you'll be	19	self-storage facility. The exception to that
20	able to ask questions on after he's complete.	20	is during the Saturday daily and peak hour,
21	We just wanted to make sure that the Board	21	there are minor increases, since at that
22	got all their questions about waste water,	22	point on a weekend and offices less of a
23	but after he's finished Mr. Winters is	23	traffic generator than a self-storage
24	finished any member of the public can ask	24	facility where at that time people would be
25	questions on anything that he's testified on.	25	coming to this kind of a facility. That
	Page 8	1	Page 85
		i i	1490 00
1	- CHIMNEY ROCK SELF STORAGE - 8	1 1	- CHIMNEY ROCK SELF STORAGE - 85
1 2		1 2	
	- CHIMNEY ROCK SELF STORAGE - 8- said, the additional Saturday trips fall well below the threshold associated with what the	`	- CHIMNEY ROCK SELF STORAGE - 85
2	said, the additional Saturday trips fall well	2	- CHIMNEY ROCK SELF STORAGE - 85 different parts of the country. And with
2 3	said, the additional Saturday trips fall well below the threshold associated with what the	2 3	- CHIMNEY ROCK SELF STORAGE - 85 different parts of the country. And with that information we can estimate what would
2 3 4	said, the additional Saturday trips fall well below the threshold associated with what the Department of Transportation defines as a	2 3 4	- CHIMNEY ROCK SELF STORAGE - 85 different parts of the country. And with that information we can estimate what would happen in the peak a.m. period, which is
2 3 4 5	said, the additional Saturday trips fall well below the threshold associated with what the Department of Transportation defines as a significant increase in traffic under the	2 3 4 5	- CHIMNEY ROCK SELF STORAGE - different parts of the country. And with that information we can estimate what would happen in the peak a.m. period, which is generally 7:30 to 9:30 as defined under
2 3 4 5 6	said, the additional Saturday trips fall well below the threshold associated with what the Department of Transportation defines as a significant increase in traffic under the State Access Management Code. So overall	2 3 4 5 6	- CHIMNEY ROCK SELF STORAGE - different parts of the country. And with that information we can estimate what would happen in the peak a.m. period, which is generally 7:30 to 9:30 as defined under the the way they run these kind of traffic analyses. Or the p.m. peak period, generally 4:30 to 6:30 range. The weekends, the
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1	- CHIMNEY ROCK SELF STORAGE - 86	1	- CHIMNEY ROCK SELF STORAGE - 87
2	MR. OLLER: Before you do, just state	2	MR. LANG: That's correct.
3	your name for the record please; identify	3	MR. BONGIORNO: Are there going to be
4	yourself.	4	gates that prevent people from driving in or
5	MR. LANG: Hello. Matthew Lang.	5	how does that work?
6	Cofounder and CEO of Snapbox Self Storage.	6	MR. LANG: On this facility there are
7	So as it relates to hours of access and	7	no gates, but all exterior doors have key
8	operating hours, the site will be open for	8	pads, and each customer has an individual
9	customer use from 6:00 a.m. to 9:00 p.m.,	9	code that they access.
10	7 days a week; the office hours, which will	10	MR. BONGIORNO: So as the Chairman just
11	be staffed by 1 to 2 employees, will be open	11	stated, if someone comes in after nine the
12	9:00 a.m. to 6:00 p.m., Monday through	12	key pad won't allow them access?
13	Friday; and on Saturdays from roughly	13	MR. LANG: That's correct.
14	10:00 a.m. to 2:00 p.m.; closed on Sunday.	14	MR. BONGIORNO: Thank you.
15	MR. FOOSE: So you're not a 24-hour	15	MR. KULAK: If I may ask a question
16	facility.	16	about your traffic testimony. You were
17	MR. LANG: No. And we typically	17	saying that you use a standard you kind of
18	when we're coming into new locations we match	18	do the analysis and say this will be
19	the market. In this market the standard	19	consistent with the standard based on the
20	hours for access across every location in the	20	type of facility that it is. You had
21	area are 6:00 a.m. to 9:00 p.m.	21	outlined earlier that there were 876 units
22	MR. FOOSE: Someone storing things in	22	and there were 19 parking spaces, and during
23	your facility and they get a code key or an	23	the peak times your belief is that 19 parking
24	access code; at 9:01 p.m. they will not be	24	spaces are more than adequate. So I'm
25	able to access this facility?	25	guessing that fewer than ten percent, fewer
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1	- CHIMNEY ROCK SELF STORAGE - 90	1	- CHIMNEY ROCK SELF STORAGE - 91
2	So what's to prevent someone coming and	2 3	MR. KULAK: But there are exterior
3	using the front of the building or the	1	doors there to access the units?  MR. WINTERS: The exterior doors are
4	Donahue Road side of the building? Can they	4	
5	park there and load?	5	actually on the eastern face, and there is
6	MR. WINTERS: Well, on the front	6	one door in that covered loading area on the
7	side we can discuss this, but right now I	7	west side. Those are the primary customer
8	don't have any specific provision that	8	access points.
9	prevents that other than if it's enforced by	9	MR. MLENAK: So somebody parking on
10	the owner management of the building.	10	that circulation road would have to
11	MR. MLENAK: If I could clarify your	11	MR. WINTERS: It's an inconvenience for
12	question. You're talking about on the	12	someone to park there. They would have to
13	circulation road?	13	walk with whatever they're unloading or
14	MR. FRESCO: That's right.	14	loading to that point as opposed to coming
15	MR. MLENAK: Parking in front of the	15	through the main entrance and being right
16	building on the circulation those are not	16	next to the parking spaces.
17	going to be de-marked spaces, correct.	17	MR. KULAK: It's difficult for to
18	MR. WINTERS: They will not be spaces.	18	visualize how customers will use the site,
19	That's for circulation.	19	because all we see is a gray, whatever
20	MR. FRESCO: That's not a loading area?	20	polygon that is, that fills the site almost
21	MR. WINTERS: It is not a loading area,	21	completely compared to the footprint we had
22	and if anyone were to park there they would	22	seen before, which is the existing structure.
23	have to move at some point when another	23	So we're trying to guess, because we don't
24	vehicle comes through, so it's not intended	24	know where people walk into the thing, how
25	as parking.	25	they gain access to the various units, and
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1 2	- CHIMNEY ROCK SELF STORAGE - 92	1 2	- CHIMNEY ROCK SELF STORAGE - 93
1 2 3	- CHIMNEY ROCK SELF STORAGE - 92 are there any exterior doors that I can open,	1 2 3	- CHIMNEY ROCK SELF STORAGE - 93 building, which is at the cellar level of the
2	- CHIMNEY ROCK SELF STORAGE - 92 are there any exterior doors that I can open, because we don't know.	2	- CHIMNEY ROCK SELF STORAGE - 93 building, which is at the cellar level of the building, because that's at the lower side of
2 3	- CHIMNEY ROCK SELF STORAGE - 92 are there any exterior doors that I can open, because we don't know. MR. FRESCO: We think alike, John,	2 3	- CHIMNEY ROCK SELF STORAGE - 93 building, which is at the cellar level of the building, because that's at the lower side of the building; and the two main entrance
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2 3 4 5	- CHIMNEY ROCK SELF STORAGE - 92 are there any exterior doors that I can open, because we don't know.  MR. FRESCO: We think alike, John, because one of my other questions is: Are we going to get the elevations on the screen,	2 3 4 5 6	- CHIMNEY ROCK SELF STORAGE - 93 building, which is at the cellar level of the building, because that's at the lower side of the building; and the two main entrance points here for customers, and that's where all the parking spaces are being proposed on
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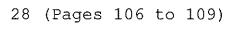
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1	- CHIMNEY ROCK SELF STORAGE - 94	1	- CHIMNEY ROCK SELF STORAGE - 95	5
2	you have a unit count of that number, how	2	lane around the building? Are these fire	
3	frequently somebody accesses those units,	3	lanes are no?	
4	really is quite different than what you would	4	MR. WINTERS: They're currently not	
5	imagine. Hopefully that address	5	delineated as such, but we're no opposed to	
6	MR. WINTERS: Just to answer your other	6	providing that kind of marking, if that's	
7	point, and as far as the feasibility of	7	something that's desired or if the fire chief	
8	someone doing that on Donahue Road, that's	8	would want to see that here.	
9	even less that's even more discouraging	9	MR, FOOSE: Basically whatever the	
10	than parking along the front here. Not only	10	chief wants, the fire marshal is going to put	
11	are you physically separated from it, you're	11	into writing. Yes. So I'm punting the whole	
12	on the other side of what's going to be this	12	thing, deferring to him.	
13	dense landscape screen we're providing.	13	MR. WINTERS: We're certainly happy to	
1.4	So you can't walk directly in without	14	work with him. We want to ensure we address	
15	cutting through all that, so that alone is a	15	all of his concerns, as well as everyone is.	
16	deterrent besides the fact that it's a lot	16	MR. BONGIORNO: You said all of the	
17	more convenient to come in here and if	17	units are external doors?	
18	someone wanted to get in, wait their turn if	18	MR. WINTERS: No. The entry points	
19	they suddenly couldn't get a space for some	19	I pointed to the external entrances to the	
20	reason. Though, again, we feel	20	building. The actual storage units are	
21	comfortable	21	interior to the building. I'm not aware of	
22	MR. FRESCO: So final thing, final	22	any exceptions of that. The architect and	
23	question from me at least. So these are not	23	the next witnesses will be able to speak to	
24	fire lanes? It's not like going, you know,	24	that a little more specifically. I'm more	
25	to whatever Walmart and there's a big fire	25	focused on the exterior of the building.	
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1		1		
1 2	- CHIMNEY ROCK SELF STORAGE - 96	1 2	- CHIMNEY ROCK SELF STORAGE - 9'	
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2 3	- CHIMNEY ROCK SELF STORAGE - 96 MR. BONGIORNO: And the stairs to go up to the second and third level, where are	2 3	- CHIMNEY ROCK SELF STORAGE - 9' MR. VESCIO: Sure. And while you look at that, what would be the maximum length	
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1	- CHIMNEY ROCK SELF STORAGE - 98	1	- CHIMNEY ROCK SELF STORAGE - 99
2	MR. WINTERS: If someone has a	2	for this type of facility, what are your
3	commercial license or something like that?	3	thoughts on that for reducing kind of the
4	MR. VESCIO: Not a commercial license,	4	size stall considering the activities that
5	but just, you know, standard what length	5	someone is performing with their car.
6	of truck would that be? I guess, would that	6	MR. WINTERS: Understanding that's the
7	loading dock accommodate the largest truck	7	standard for the nine-and-a-half in town
8	that an individual with a standard Class D	8	the nine-foot is, in most instances,
9	license could rent?	9	including several other jurisdictions, the
10	MR. WINTERS: I'm going to see if	10	standard is the 9 by 18, so it's not a
11	there's anything that the operator can offer	11	compact space by any stretch, but
12	on that. My expectation is we're	1.2	understanding it's less than required. I
13	accommodating the size they need, because	13	noted earlier one way that we're not
14	this is a building they've reviewed and are	14	concerned about that is because we're
15	content with, this provision, but I'll let	15	providing additional room at these front
16	them speak to whether there's any concerns	16	spaces, so if people have something larger
17	MR. VESCIO. Sure, thank you.	17	they need to unload and they need the side
18	MR. WINTERS: Yes, thank you.	18	doors for, they have that option. I also
19	MR. WISNIEWSKI: Mr. Vescio, looks like	19	feel, since we do have more SUVs with the
20	the largest U-Haul is 26 feet.	20	rear hatch, that's not as much of a
21	MR. VESCIO: Thank you.	21	limitation as it might have been with just a
22	My other question is on the parking	22	sedan loading, but at nine feet width we're
23	spot, the ordinance or we call for,	23	not significantly narrow compared to a
24	generally, nine-and-a-half feet by 18 feet,	24	standard parking space. We're actually at a
25	you're proposing 9 feet by 18 feet. I mean,	25	standard. It just happens to be it's
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1	- CHIMNEY ROCK SELF STORAGE - 100	1	- CHIMNEY ROCK SELF STORAGE - 101
2	highlighted because it's a departure from the	2	to be consistent with their standards with
3	standard, and I just wanted to ensure that	3	any no comments or all comments addressed.
4	was noted.	4	We will be filing a letter of no interest
5	MR. MLENAK: In compliance with that	5	application with the DOT. As I noted, we're
6	would have resulted in more impervious?	6	not producing any traffic that achieves the
7	MR. WINTERS: To comply with that it	7	level that would need of any other permits
8	would either require reduction in parking	8	from the DOT, and we're not changing those
9	spaces under the current footprint, or some	9	driveways.
10	additional impervious coverage to accommodate	10	driveways.  Apart from that, I think we wanted to
10 11	additional impervious coverage to accommodate the extra half foot per space. I have almost	10 11	driveways.  Apart from that, I think we wanted to speak briefly about any other review letters.
10 11 12	additional impervious coverage to accommodate the extra half foot per space. I have almost seven more feet of width on that on this	10 11 12	driveways.  Apart from that, I think we wanted to speak briefly about any other review letters.  We did talk about the fire review letter up
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2 of approval, we can comply with their 2 a suggestion, if we started with, we	e're
3 conditions to their satisfaction. 3 asking for 22 different things to be	
4 MR. FOOSE: Just to reiterate. So 4 from, and I'm going to provide test	timony
5 anything that you didn't mention that was 5 that'll cover 12 of them, and here t	
6 brought up in either the engineer's or 6 that would bring more clarity to th	
7 planner's report, you're going to comply with 7 that you're trying to present. Righ	t now I
8 if you didn't mention it already 8 don't know what those are, becaus	e I honestly
9 specifically? 9 have lost track. I don't expect that	the
10 MR. WINTERS: Yes. 10 members of the public were follow	ving along.
MR. MLENAK: So the comments that we're 11 If they are, then maybe they could	explain it
asking for testimony we believe we addressed 12 to me when they get up, but right in	now I'm not
them throughout the testimony. The comments 13 clear.	
14 making recommendations to the board or 14 MR. MLENAK: We could ce	
applicant, we are agreeing to. 15 that, and I think Ms. Doyle's letter	
MR. FOOSE: Well, the good news is 16 good place to do that. We could c	
they're sitting right there, so you get to 17 through it. I suspect for a number	
MR. MLENAK: And I expect them to 18 we'll be deferring to the planner's	
19 confirm that. 19 for which to address, but for the B	
20 MR. KULAK: Is there a list of the 20 public's benefit, to your point, we	could
things that your testimony is relevant to? 21 certainly do that.	
Because we have numerous requests for 22 MR. FOOSE: I think that wou	
variance or design relief and so on. We're 23 helpful, because I've only been on	
trying to follow along here, but the 24 Board, you know, approaching a c	
25 scorecard gets confusing. So maybe, just as 25 I've never seen these many variance	ce requests
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	Page 105
1 - CHIMNEY ROCK SELF STORAGE - 104 1 - CHIMNEY ROCK SELF ST	_
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1 - CHIMNEY ROCK SELF STORAGE - 104 1 - CHIMNEY ROCK SELF STORAGE - 2 in one case. Not a judgment; just a fact. 2 very much for the engineer to say MR. MLENAK: Sure. Sure. 3 possible to provide the 50-foot cord MS. DOYLE: Mr. Chairman? 4 easement; it's not possible to design MR. FOOSE: Please. 5 coverage in accordance with the old that now? 6 Irrespective of the fact that his clied do that now? 7 doesn't want him to, we're talking MR. MLENAK: Sure. 8 land. We're not talking about the MS. DOYLE: In that discussion, if I 9 We're talking about the land. And might, oftentimes the design is created at 10 what I'm afraid might be missing in the wishes of the owner, and the engineer 11 statement, so if he could talk about does the design, and the planner is expected 12 those terms, and if I could have to make it work. The planner is expected 13 interrupt that would be really help 4 say it's reasonable, but that's not the 14 MR. FOOSE: Scarlett, you al 15 reason the basis upon which a C-variance 15 the right to interpret no matter whe 16 should be given. Based upon reasonable of 16 MS. DOYLE: Thank you. 17 is it narrowness? Slopes? Are there 17 MR. MLENAK: Do you prefit through your letter or 18 wetlands that would present a person, for 18 through your letter or 19 example, the designer to create 9.5-foot wide 19 MS. DOYLE: Well, I only have 10 the 10 through your letter or 19 example, the designer to create 9.5-foot wide 19 ms. DOYLE: Well, I only have 10 through your letter or 19 eight items that I feel are not related 19 through your letter or that I feel are not related 19 through your letter or the 19 through your letter or the 19 through your letter or the 19 through your letter or	it is not it is not inservation in a lot ordinance. ent about the owner. It that's in his it it in ite right to oful. itways have iat.  There is no go ave about ed to
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1 - CHIMNEY ROCK SELF STORAGE - 104 1 - CHIMNEY ROCK SELF STORAGE - 2 in one case. Not a judgment; just a fact. 2 very much for the engineer to say possible to provide the 50-foot cord of MS. DOYLE: Mr. Chairman? 4 easement; it's not possible to design and the possible to design and the planner is expected to 13 interrupt that would be really help to make it work. The planner is expected to 13 interrupt that would be really help to make it work. The planner is expected to 14 sit narrowness? Slopes? Are there 15 conton the planner to try to save the day. The 23 conton the planner to try to save the day. The engineer should, through all of these	it is not inservation in a lot ordinance. The same in a lot ordinance. The same in the cowner. If that's in his in the right to offul. It ways have that. The same in the country is the country in the country in the country in the country is the country in the country in the country in the country is the country in the coun
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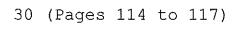
	Page 1	06		Page 1	107
1		1	1		107
2	point, I agree with Mr. Kulak, that the	- 1	2	MR. FRESCO: Fine. What strikes me is,	107
3	scorecard is confusing. It's even more	1	3	you know, we've got a neighborhood here,	
4	confusing for the members of the public that	- 1	4	we've got a lot of homes; kids. You're right	
5	don't know the vernacular. So why don't we	1	5	on this road, kids could play. Is there a	
6	dig in. Why don't we first see if the Board	- 1	6	fence? Is there any protective you know,	
7	has any additional questions on overall	- 1	7	I just worry about a kid falling off this	
8	testimony. I know we spent a lot of time	1	8	thing. You know? Skateboarding back there.	
9	working on waste water, we talked about	- 1	9	MR. WINTERS: There will be a fence at	
10	traffic, we talked about trip generation.	1		the top of the wall. Our building and the	
11	At this time, before we go to our	1	1	fire lane is on the low side of the wall,	
12	professionals, do any members of the Board	1	2	it's higher at the top of the wall, and	
13	have any questions on the testimony?	1	3	there's a fence that's required to ensure we	
14	Mr. Fresco, why don't we clean it up	1	4	provide fall protection. That's a code	
15	here and then we'll send it to our	1	5	requirement and we will have that. That	
16	professionals.	1	6	fence is also going to be separated from	
17	MR. FRESCO: Yeah, a couple of things.	1	7	Donahue by that landscape buffer; in between	
18	First, do you want to testify about	1	8	that and Donahue Road as well.	
19	the let me start here. Let's talk about	1	9	MR. BONGIORNO: How tall is the fence?	
20	the retaining wall in the back. At the	2	0	MR. WINTERS: The fence is going to be	
21	highest how tall is the retaining wall in the	2	1	four feet.	
22	rear?	2	2	MR. FRESCO: You know, can we pull up	
23	MR. WINTERS: We're approximately six.	2	3	the image of the slope again? Just, again, I	
24	I could get you the highest from my plan.	2	4	want to talk about I couldn't find it in	
25	About six, I'll say that.	2	5	my packet.	
	Page 1	80		Page 1	109
1					
		1	1		109
2	MR. MLENAK: And for the transcript,		2	trees, those are the big trees there in your	
2	MR. MLENAK: And for the transcript, that's Exhibit A-3.		2 3	trees, those are the big trees there in your image? Yes, that.	
2 3 4	MR. MLENAK: And for the transcript, that's Exhibit A-3. MR. FRESCO: A-3, thank you.		2 3 4	trees, those are the big trees there in your image? Yes, that.  MR. WINTERS: These are the existing	
2 3 4 5	MR. MLENAK: And for the transcript, that's Exhibit A-3. MR. FRESCO: A-3, thank you. You know, again, there's a neighborhood		2 3 4 5	trees, those are the big trees there in your image? Yes, that.  MR. WINTERS: These are the existing trees.	
2 3 4 5 6	MR. MLENAK: And for the transcript, that's Exhibit A-3. MR. FRESCO: A-3, thank you. You know, again, there's a neighborhood back there, you've got a giant flat roof, I'm		2 3 4 5 6	trees, those are the big trees there in your image? Yes, that.  MR. WINTERS: These are the existing trees.  MR. FRESCO: Those are existing, okay.	
2 3 4 5 6 7	MR. MLENAK: And for the transcript, that's Exhibit A-3.  MR. FRESCO: A-3, thank you.  You know, again, there's a neighborhood back there, you've got a giant flat roof, I'm trying to understand again, I'm trying to		2 3 4 5 6 7	trees, those are the big trees there in your image? Yes, that.  MR. WINTERS: These are the existing trees.  MR. FRESCO: Those are existing, okay.  So your trees are the little ones at	
2 3 4 5 6 7 8	MR. MLENAK: And for the transcript, that's Exhibit A-3.  MR. FRESCO: A-3, thank you.  You know, again, there's a neighborhood back there, you've got a giant flat roof, I'm trying to understand again, I'm trying to get clarity on these sets of trees. So from		2 3 4 5 6 7	trees, those are the big trees there in your image? Yes, that.  MR. WINTERS: These are the existing trees.  MR. FRESCO: Those are existing, okay.  So your trees are the little ones at you know, I realize at planting that's what	
2 3 4 5 6 7 8 9	MR. MLENAK: And for the transcript, that's Exhibit A-3.  MR. FRESCO: A-3, thank you.  You know, again, there's a neighborhood back there, you've got a giant flat roof, I'm trying to understand again, I'm trying to get clarity on these sets of trees. So from right to left we've got the building, we've		2 3 4 5 6 7 8	trees, those are the big trees there in your image? Yes, that.  MR. WINTERS: These are the existing trees.  MR. FRESCO: Those are existing, okay. So your trees are the little ones at you know, I realize at planting that's what your trees are, but, you know, I mean, you're	
2 3 4 5 6 7 8 9	MR. MLENAK: And for the transcript, that's Exhibit A-3.  MR. FRESCO: A-3, thank you.  You know, again, there's a neighborhood back there, you've got a giant flat roof, I'm trying to understand again, I'm trying to get clarity on these sets of trees. So from right to left we've got the building, we've got a small set of trees, then we've got some	1	2 3 4 5 6 7 8 9	trees, those are the big trees there in your image? Yes, that.  MR. WINTERS: These are the existing trees.  MR. FRESCO: Those are existing, okay. So your trees are the little ones at you know, I realize at planting that's what your trees are, but, you know, I mean, you're showing three trees in a row, but, you know,	
2 3 4 5 6 7 8 9 10	MR. MLENAK: And for the transcript, that's Exhibit A-3.  MR. FRESCO: A-3, thank you.  You know, again, there's a neighborhood back there, you've got a giant flat roof, I'm trying to understand again, I'm trying to get clarity on these sets of trees. So from right to left we've got the building, we've got a small set of trees, then we've got some space, and then we've got some large trees.	1 1	2 3 4 5 6 7 8 9 0	trees, those are the big trees there in your image? Yes, that.  MR. WINTERS: These are the existing trees.  MR. FRESCO: Those are existing, okay. So your trees are the little ones at you know, I realize at planting that's what your trees are, but, you know, I mean, you're showing three trees in a row, but, you know, the guy in his house, when he you know,	
2 3 4 5 6 7 8 9 10 11	MR. MLENAK: And for the transcript, that's Exhibit A-3.  MR. FRESCO: A-3, thank you.  You know, again, there's a neighborhood back there, you've got a giant flat roof, I'm trying to understand again, I'm trying to get clarity on these sets of trees. So from right to left we've got the building, we've got a small set of trees, then we've got some space, and then we've got some large trees.  Can you just identify for us what is what?	1 1 1	2 3 4 5 6 7 8 9 0 1 2	trees, those are the big trees there in your image? Yes, that.  MR. WINTERS: These are the existing trees.  MR. FRESCO: Those are existing, okay. So your trees are the little ones at you know, I realize at planting that's what your trees are, but, you know, I mean, you're showing three trees in a row, but, you know, the guy in his house, when he you know, when he looks out his window he may or may	
2 3 4 5 6 7 8 9 10 11 12 13	MR. MLENAK: And for the transcript, that's Exhibit A-3.  MR. FRESCO: A-3, thank you.  You know, again, there's a neighborhood back there, you've got a giant flat roof, I'm trying to understand — again, I'm trying to get clarity on these sets of trees. So from right to left we've got the building, we've got a small set of trees, then we've got some space, and then we've got some large trees.  Can you just identify for us what is what?  MR. WINTERS: This is a rough	1 1 1 1	2 3 4 5 6 7 8 9 0 1 2 3	trees, those are the big trees there in your image? Yes, that.  MR. WINTERS: These are the existing trees.  MR. FRESCO: Those are existing, okay. So your trees are the little ones at you know, I realize at planting that's what your trees are, but, you know, I mean, you're showing three trees in a row, but, you know, the guy in his house, when he you know, when he looks out his window he may or may not see those trees, but he's potentially	
2 3 4 5 6 7 8 9 10 11 12 13 14	MR. MLENAK: And for the transcript, that's Exhibit A-3.  MR. FRESCO: A-3, thank you.  You know, again, there's a neighborhood back there, you've got a giant flat roof, I'm trying to understand — again, I'm trying to get clarity on these sets of trees. So from right to left we've got the building, we've got a small set of trees, then we've got some space, and then we've got some large trees.  Can you just identify for us what is what?  MR. WINTERS: This is a rough representation. There are trees that are	1 1 1 1	2 3 4 5 6 7 8 9 0 1 2 3 4	trees, those are the big trees there in your image? Yes, that.  MR. WINTERS: These are the existing trees.  MR. FRESCO: Those are existing, okay. So your trees are the little ones at you know, I realize at planting that's what your trees are, but, you know, I mean, you're showing three trees in a row, but, you know, the guy in his house, when he you know, when he looks out his window he may or may not see those trees, but he's potentially looking at the roof of your structure.	
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	MR. MLENAK: And for the transcript, that's Exhibit A-3.  MR. FRESCO: A-3, thank you.  You know, again, there's a neighborhood back there, you've got a giant flat roof, I'm trying to understand — again, I'm trying to get clarity on these sets of trees. So from right to left we've got the building, we've got a small set of trees, then we've got some space, and then we've got some large trees.  Can you just identify for us what is what?  MR. WINTERS: This is a rough representation. There are trees that are along this side of the road. They're outside the right of way. They're over here. I just want to account for them in this just to understand what's there today, but there's a wooded area here. There's a house here that sits so far back it didn't even make the exhibit. And there's wooded areas that fall in the front of some or most of these houses.  MR. FRESCO: Yeah, I was there, but,	1 1 1 1 1 1 1 1 1 2 2 2 2	2 3 4 5 6 7 8 9 0 1 2 3 4 5 6 7 8 9 0 1 2 3 4 5 6 7 8 9 0 1 2 3 4 4 5 6 7 8 9 0 1 2 3 4 4 4 7 8 9 0 1 2 3 4 4 4 4 7 8 9 0 1 2 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	trees, those are the big trees there in your image? Yes, that.  MR. WINTERS: These are the existing trees.  MR. FRESCO: Those are existing, okay. So your trees are the little ones at you know, I realize at planting that's what your trees are, but, you know, I mean, you're showing three trees in a row, but, you know, the guy in his house, when he you know, when he looks out his window he may or may not see those trees, but he's potentially looking at the roof of your structure.  Correct?  MR. WINTERS: We provided an approximation of what a site line we think would be from the house back here, and we are from that elevation, you could see, we're hitting that corner, and that's looking almost level across we're at that corner of the building. Now, this height of the	





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1	- CHIMNEY ROCK SELF STORAGE - 11	1	1	- CHIMNEY ROCK SELF STORAGE - 111
2	building of a similar height on the property.	·	2	view is not blocked by a building today you
3	This is, of course, a bigger building as we		3	see Route 22.
4	noted. But, yes, for that view out, you're		4	MR. FRESCO: Okay, great.
5	looking towards you'll see you have	1	5	MR. WINTERS: Arguably, this building
6	some of the existing trees may block some of	1	6	will actually block more of the view of
7	that. We were going to be planting trees		7	Route 22, but that's a preference of what you
8	along the back, which will help further block		8	want to see from up here, but it's just
9	some of that view. Here we show the very top		9	stating a fact that this is a bigger
10	of the building visible until maybe this		10	building.
11	is a five-year projected growth. Maybe 10		11	MR. FRESCO: I understand. Okay, can
12	years that starts to hide this a little bit		12	you and, you know, listen, 21 trees
13	more from that buffer.		13	removed is, you know, something that, you
14	MR. MLENAK: What you to clarify		14	know, was a headline frankly. So can you
15	what you just said. The difference in height		15	point out to us on here where roughly
16	between the existing building, understanding		16	where the not all 21, but can you give us
17	it's more narrow than the proposal, but the		17	an idea of because we got a lot of
18	existing building and this is about four		18	families, a lot of neighbors here, and I darn
19	feet.		19	well know if it was in my neighborhood I'd
20	MR. WINTERS: That's correct.		20	want to know exactly what trees are coming
21	MR. MLENAK: And the view that those		21	down.
22	residents have now beyond that building is a		22	MR, WINTERS: I can actually show you a
23	state highway.		23	sheet from our site plan set, which is worth
24	MR. WINTERS: Yes. So if I continue to		24	showing. It's part of the record. So as
25	look down the hill, just like today, if your		25	this is in the set, I assume we don't need an
	Page 11	L2		Page 113
1.	- CHIMNEY ROCK SELF STORAGE - 11	12	1	- CHIMNEY ROCK SELF STORAGE - 113
2	exhibit number.	1	2	trees over here. These are small in contrast
3	MR. OLLER: This is what we have		3	in some of these areas, but there are trees
4	already?		4	that will be taken down on this side.
5	MR. MLENAK: We don't need an exhibit,		5	So it's not all in one spot. We spread
6	but just identify this is what you have		6	them out, but just to clarify, and this is
7	already, just identify the sheet number.		7	where those trees will be removed, both that
8	MR. WINTERS: Yes. This is sheet 3 of		8	area and this area.
9	12 of the preliminary and final site plan and	- 1	9	MR. FRESCO: Thank you. Okay, thank
10	use variance for Chimney Rock Self Storage,		10	you. Just one last thing. I think I can
		- 1	11	and the state of t
11	revised through July 31, 2023.	İ		probably get this from the architect, but
12	We've identified trees that are going		12	so, again, the interest of those neighbors
12 13	We've identified trees that are going to be removed by putting an X through them.		12 13	so, again, the interest of those neighbors and those homes, are they going to be able to
12 13 14	We've identified trees that are going to be removed by putting an X through them. It's about 50/50. I would say about half of		12 13 14	so, again, the interest of those neighbors and those homes, are they going to be able to see people loading or no? I don't think they
12 13 14 15	We've identified trees that are going to be removed by putting an X through them. It's about 50/50. I would say about half of them are falling in this area, because this		12 13 14 15	so, again, the interest of those neighbors and those homes, are they going to be able to see people loading or no? I don't think they are, because are you saying most of the
12 13 14 15 16	We've identified trees that are going to be removed by putting an X through them. It's about 50/50. I would say about half of them are falling in this area, because this is where we're going to be expanding. The		12 13 14 15	so, again, the interest of those neighbors and those homes, are they going to be able to see people loading or no? I don't think they are, because are you saying most of the loading is just east end southwest?
12 13 14 15 16 17	We've identified trees that are going to be removed by putting an X through them. It's about 50/50. I would say about half of them are falling in this area, because this is where we're going to be expanding. The area of the building is going if you see		12 13 14 15 16	so, again, the interest of those neighbors and those homes, are they going to be able to see people loading or no? I don't think they are, because are you saying most of the loading is just east end southwest?  MR. WINTERS: Yes. The loading the
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12 13 14 15 16 17 18 19 20	We've identified trees that are going to be removed by putting an X through them. It's about 50/50. I would say about half of them are falling in this area, because this is where we're going to be expanding. The area of the building is going if you see this curve here, this curve I can roughly transcribe here. That's close to where the retaining wall is going to go. So the trees		12 13 14 15 16 17 18 19 20	so, again, the interest of those neighbors and those homes, are they going to be able to see people loading or no? I don't think they are, because are you saying most of the loading is just east end southwest?  MR. WINTERS: Yes. The loading — the identified loading space, the covered loading is going to be on Route 22 side of the building, so that's totally hidden by the
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12 13 14 15 16 17 18 19 20 21 22 23	We've identified trees that are going to be removed by putting an X through them. It's about 50/50. I would say about half of them are falling in this area, because this is where we're going to be expanding. The area of the building is going if you see this curve here, this curve I can roughly transcribe here. That's close to where the retaining wall is going to go. So the trees in the area will be affected by that construction; the trees in this area will be in the fire lane when it's constructed. With		12 13 14 15 16 17 18 19 20 21 22 23	so, again, the interest of those neighbors and those homes, are they going to be able to see people loading or no? I don't think they are, because are you saying most of the loading is just east end southwest?  MR. WINTERS: Yes. The loading the identified loading space, the covered loading is going to be on Route 22 side of the building, so that's totally hidden by the building from the Donahue side if you're talking about that side of the building.  There's the extra loading zone that'll be on
12 13 14 15 16 17 18 19 20 21 22	We've identified trees that are going to be removed by putting an X through them. It's about 50/50. I would say about half of them are falling in this area, because this is where we're going to be expanding. The area of the building is going if you see this curve here, this curve I can roughly transcribe here. That's close to where the retaining wall is going to go. So the trees in the area will be affected by that construction; the trees in this area will be		12 13 14 15 16 17 18 19 20 21	so, again, the interest of those neighbors and those homes, are they going to be able to see people loading or no? I don't think they are, because are you saying most of the loading is just east end southwest?  MR. WINTERS: Yes. The loading — the identified loading space, the covered loading is going to be on Route 22 side of the building, so that's totally hidden by the building from the Donahue side if you're talking about that side of the building.

1 - CHIMNEY ROCK SELF STORAGE 114 2 building and landscape we're proposing. 3 Those don't fall othat view shed really 4 from Donahue. 5 MR. RESSCO: Clay. So there's no 6 loading on Donahue side. 6 MR. WINTERS: Correct. 8 MR. PERSCO: Dut there is loading from 9 Route 2s ids. 1 see it now. I don't think 10 Lactually saw E. We'll see it more with 11 the elevation in the bottom right corner. 12 there, that is a loading. So you're loading 13 on 22 side in two spots, the bottom left 14 corner and the front right corner. 15 MR. WINTERS: Jost to ledy answer that 16 question, as I shaffle the exhibits once 17 more, I'm back to A-2. 18 MR. PERSCO: Actually, you're loading 19 there too, as you go two loading bays on the 19 left and there another— 20 left and there another— 21 MR. PERSCO: You can't tell me that 22 and there's an open. 22 MR. WINTERS: These two loading bays 23 MR. PERSCO: Actually, you're loading. 24 there's people not oging to park in front of 25 that building. You're testifying that nobody 25 MR. WINTERS: The stwo bays are loading. 36 MR. WINTERS: The stwo bays are loading. 37 MR. WINTERS: The stwo bays are loading. 38 MR. WINTERS: The stwo bays are loading. 39 MR. WINTERS: The stwo bays are loading. 40 There's that one delineated loading space 41 right here. It's on this side of the 42 circulation drive; south side of the 43 circulation drive; south side of the 44 circulation drive; south side of the 45 circulation drive; south side of the 46 circulation drive; south side of the 47 MR. PERSCO: Clay. So folks from 48 MR. PERSCO: Clay. So folks from 59 MR. WINTERS: The stwo bays are loading. 49 MR. PERSCO: Actually, wor've testifying that nobody 40 MR. PERSCO: May is that what 40 MR. PERSCO: May is that what 41 Corner and bays and the seed of the 42 circulation drive; south side of the 43 MR. PERSCO: May is side of the 44 MR. PERSCO: May is side of the 45 MR. PERSCO: May is side of the 46 MR. PERSCO: May is side of the 47 MR. PERSCO: May is side of the 48 MR. PERSCO: May is side of the 49 MR. PERSCO: May i		Page 114		Page 115
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14 corner and the front right corner.  15 MR. WINTERS: Just to help answer that 16 question, as I shuffle the exhibits once 17 more, I'm back to A-2. 18 MR. FRESCO: Actually, you're loading 19 there too, so you got two loading bays on the 19 left and there another — 20 left and there another — 20 left and there another — 21 MR. WINTERS: These two loading bays and there's an open — 22 and there's an open — 22 mR. FRESCO: You can't tell me that 23 dere's pople not going to park in front of 24 that building. You're testifying that nobody 25 context so loading on the 22 side except for your two bays. Is that what 25 mR. WINTERS: The two bays are loading. 3 MR. WINTERS: The two bays are loading. 4 There's that one delineated loading space 15 right here. It's on this side of the 25 circulation drive; and trive; and there's and there's and there's will not see loading; folks on 22 mill lot. 4 MR. WINTERS: North side of the 25 circulation drive; and the or okay, 25 mR. WINTERS: North side of the 25 great. That's all my questions. Thank you. 15 MR. WINTERS: MR. PGOSE: We're coming back in MR. WINTERS: North side of the 21 mR. FRESCO: Okay. So folks from 12 mR. WINTERS: The will see some loading; folks on 22 mill not see loading; folks on 22 mill see some loading; and then — okay, 26 mR. FLOSE: We're coming back in MR. WINTERS: North side of the 27 mR. WINTERS: MR. FRESCO: Here. 3 MR. WINTERS: MR. Chairman, before we go 18 MR. MR. FRESCO: Here. 4 MR. WINTERS: MR. Chairman, before we go 18 MR. MR. FOOSE: I was going to suggest a break. We'll call it 9 o'clock right now and 24 MR. FRESCO: Here. 4 MR. FRESCO: Here. 4 MR. FRESCO: Here. 4 MR. FRESCO: Here. 4 MR. FOOSE: Was going to suggest a break. We'll call it 9 o'clock right now and 24 MR. FRESCO: Here. 4 MR. FRESCO:	i .		1	
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16 question, as I shuffle the exhibits once 17 more, I'm back to A-2. 18 MR. FRESCO: Actually, you're loading 19 there too, so you got two loading bays on the 19 there too, so you got two loading bays on the 20 left and there another — 20 11 MR. WINTERS: These two loading bays 21 in that, and I'll the architect to talk about 22 and there's an open — 22 23 MR. FRESCO: You can't tell me that 24 there's people not going to park in front of 25 that building. You're testifying that nobody 25 26 that building. You're testifying that nobody 25 27 the certain of the parking 30 28 MR. WINTERS: The two bays are loading, 31 30 MR. WINTERS: The two bays are loading, 32 31 There's that one delineated loading space 45 45 right here. It's on this side of the parking 66 46 circulation drive. 67 47 MR. WINTERS: North side of the 68 circulation drive; south side of the 69 48 circulation drive; south side of the 69 49 MR. WINTERS: North side of the 61 40 circulation drive; south side of the 61 40 circulation drive; south side of the 61 41 circulation drive; south side of the 61 42 mR. FRESCO: Okay. So folks from 61 43 mR. WINTERS: North side of the 64 44 will see some loading; folks on 22 45 mR. WINTERS: North side of the 65 mR. Wiedell. Here. 64 45 mR. WINTERS: North side of the 66 mR. WINTERS: Thank you. 64 46 mR. WINTERS: North side of the 67 47 mR. FRESCO: Okay. So folks from 67 48 mR. FRESCO: Okay. So folks from 68 mR. WINTERS: Thank you. 68 mR. FRESCO: Here. 67 68 mR. WINTERS: Thank you. 69 69 mR. WINTERS: Thank you. 60 60 mR. WINTERS: Thank you. 60 61 mR. WINTERS: Thank you. 61 62 mR. FRESCO: Okay. So folks from 69 63 mR. WINTERS: Thank you. 61 64 mR. WINTERS: Thank you. 61 65 mR. WINTERS: Thank you. 61 66 mR. WINTERS: Thank you. 61 67 mR. FRESCO: Okay. So folks from 69 68 mR. WINTERS: MR.	i .		1	
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Page 116  - CHIMNEY ROCK SELF STORAGE - 116  you're saying?  MR. WINTERS: The two bays are loading.  There's that one delineated loading space right here. It's on this side of the parking.  MR. MLENAK: The north side of the circulation drive.  MR. MLENAK: The north side of the circulation drive; south side of the circulation drive; south side of the parking  MR. WINTERS: North side of the circulation drive; south side of the parking  MR. FRESCO: Okay. So folks from  Donahue will not see loading; folks on 22  Will see some loading; and then okay,  MR. WINTERS: Thank you.  MR. FOOSE: Any other Board questions?  MR. MR. MLENAK: Mr. Chairman, before we go  MR. MR. MR. MLENAK: Mr. Chairman, before we go  MR. MR. MR. CAYESKI: Here.  MR. MLENAK: Mr. Chairman, before we go  MR. WINTERS: Thank you.  MR. GAYESKI: Here.  MR. KULAK: Here.  MR. KULAK: Here.  MR. WILAK: Mr. Coscio.  MR. FOOSE: MR. FOOSE: MR. FOOSE: MR. FOOSE.	i		1	
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25 we'll reconvene at 9:10. Thank you. 25 MR. FOOSE: Here.	9 10 11 12 13 14 15 16 17 18 19 20 21 22	MR. WINTERS: North side of the circulation drive; south side of the parking lot.  MR. FRESCO: Okay. So folks from Donahue will not see loading; folks on 22 will see some loading; and then okay, great. That's all my questions. Thank you.  MR. WINTERS: Thank you.  MR. FOOSE: Any other Board questions?  MR. MLENAK: Mr. Chairman, before we go to Ms. Doyle, because that's probably going to take a little time, our court reporter has been doing this for two hours. Can we take a five-minute break?	9 10 11 12 13 14 15 16 17 18 19 20 21 22	call, please.  MS. RICKS: Sure. Mr. Weideli. MR. WEIDELI: Here. MS. RICKS: Mr. Sweeney. MR. SWEENEY: Here. MS. RICKS: Mr. Fresco. MR. FRESCO: Here. MS. RICKS: Mr. Bongiorno. MR. BONGIORNO: Here. MS. RICKS: Mr. Gayeski. MR. GAYESKI: Here. MS. RICKS: Mr. Kulak. MR. KULAK: Here. MS. RICKS: Mr. Vescio.
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	Page 118		Page 119
1	- CHIMNEY ROCK SELF STORAGE - 118	1	- CHIMNEY ROCK SELF STORAGE - 119
2	Thank you.	2	the building. Obviously, the engineer will
3	MR. MLENAK: Mr. Chairman, during the	3	still be subject to public questions for the
4	break, obviously we had a chance to speak	4	testimony given tonight. But I think that
5	with our client and the professionals, we've	5	would be the most efficient use of our time
6	heard the Board in terms of many of the	6	tonight.
7	comments and questions with respect to the	7	MR. FOOSE: I hesitate for one reason.
8	quantity of the variances, some of the	8	MR. MLENAK: Sure.
9	specific items that were referenced as	9	MR. FOOSE: And it has nothing to do
10	important to the Board, we want to be able to	10	with your case or your application or any of
11	fully respond to those in a good way. We	11	the specifics, but I know what it's like to
12	also identified a couple of areas in which we	12	sit in this audience and to sit here for
13	think we could improve the plan and reduce	13	two-and-a-half hours, and they have
14	some of the variances.	14	questions. They have questions on the
15	So my suggestion to the Board, subject	15	testimony. And, again, I do not mean this to
16	to the Board's approval, would be to table	16	be specific to your case, but I do think at a
17	going through that list of variances for us	17	certain point when you develop property, even
18	to be able to reduce that list and have those	18	a residential house putting on an addition,
19	responses, while at the same time utilizing	19	you owe the Board to kindly ask questions,
20	the time we have efficiently now, because	20	and also the members of the public that have
21	some of the questions were addressed and	21	taken the time
22	punted to the architect. We can have the	22	MR. MLENAK: I said, he'll be subject
23	architect present those exhibits, so you	23	to questions.
24	could visualize, which is not going to	24	MR. FOOSE: But it sounds like you
25	change, the elevations and the rendering of	25	don't want to do that now.
	Page 120		Page 121
1	- CHIMNEY ROCK SELF STORAGE - 120	1	- CHIMNEY ROCK SELF STORAGE - 121
2	MR. MLENAK: No, I do.	2	way you please, and if you want to skip to
3	MR. FOOSE: Okay. Well, you just said	3	the architect by all means, but I think it
4	you want to bring your architect up.	4	would be best served to have our planner,
5	MR. MLENAK: Oh, this evening instead	5	Scarlett Doyle, to ask her questions, have
6	of continuing we'll bring the engineer for	6	our engineer ask questions, and members of
7	this during tonight that's what I want to	7	the public ask their questions, and if
8	do, but he could be subject to questions of	8	there's still time remaining - because we're
9	course right now. I'm sorry if I misspoke.	9	going to stop at ten sharp - by all means you
10	MR. FOOSE: Okay. I think our planner	10	could put your architect on or any other
11	has some questions, and I definitely think	11	witnesses you
12	our members of the public have questions, and	12	MR. MLENAK: Yeah. If there was a
13	I don't want to skip them. I don't want to	13	miscommunication the intent of the
14	go right to the architect, because when you	14	statement was just that the specific list of
15	have gaps in testimony and gaps in time, you	15	variances, and to Ms. Doyle's point where she
16	know, things just kind of naturally fall to	16	requested that the engineer provide some
17	the wayside, and people have taken time out	17	of that is no longer going to be relevant.
	Cities in according to the audient former bears. More	18	MR. FOOSE: Yeah. We don't need to do
18	of their evening, they've been here. You		
19	know, like us, we're volunteers, we're	19	the scorecard and go through each variance.
19 20	know, like us, we're volunteers, we're missing soccer games and Girl Scout meetings	20	MR. MLENAK: That's all. That's it.
19 20 21	know, like us, we're volunteers, we're missing soccer games and Girl Scout meetings to be here, and we want to be here. And in	20 21	MR. MLENAK: That's all. That's it. MR. FOOSE: Yeah. I think the Board
19 20 21 22	know, like us, we're volunteers, we're missing soccer games and Girl Scout meetings to be here, and we want to be here. And in that regard, I think they want to ask	20 21 22	MR. MLENAK: That's all. That's it. MR. FOOSE: Yeah. I think the Board was finished, and I think we had Ms. Doyle on
19 20 21 22 23	know, like us, we're volunteers, we're missing soccer games and Girl Scout meetings to be here, and we want to be here. And in that regard, I think they want to ask questions. So I don't ever want to tell you	20 21 22 23	MR. MLENAK: That's all. That's it. MR. FOOSE: Yeah. I think the Board was finished, and I think we had Ms. Doyle on deck, and if she's ready, I'm ready.
19 20 21 22 23 24	know, like us, we're volunteers, we're missing soccer games and Girl Scout meetings to be here, and we want to be here. And in that regard, I think they want to ask questions. So I don't ever want to tell you how to put on your case, because it's your	20 21 22 23 24	MR. MLENAK: That's all. That's it. MR. FOOSE: Yeah. I think the Board was finished, and I think we had Ms. Doyle on deck, and if she's ready, I'm ready. MR. MLENAK: Very good.
19 20 21 22 23	know, like us, we're volunteers, we're missing soccer games and Girl Scout meetings to be here, and we want to be here. And in that regard, I think they want to ask questions. So I don't ever want to tell you	20 21 22 23	MR. MLENAK: That's all. That's it. MR. FOOSE: Yeah. I think the Board was finished, and I think we had Ms. Doyle on deck, and if she's ready, I'm ready.

Page 122  1 - CHIMNEY ROCK SELF STORAGE - 122  1 - CHIMNEY ROCK SELF STORAGE - 122  2 MS. DOYLE: I'll try to make it so that all you have to say is yes or no, and we can move it along.  4 move it along.  5 To the west of the site is a health stempt to address the conservation easement attempt to address the conservation easement requirement that is found in 126-332. What requires is a 50-foot buffer between the start road of Donahue and any activities such as stories from a structural civil standpoint or different geometry, they did — they planted thave a down slope before they reach the area where there is a driveway.  10 Simple question: Forgetting the sound in 126 many, many trees on Donahue, and they also simple question: Forgetting the stories from a structural civil start in the size of the building, not possible.	e 123 123
MS. DOYLE: I'll try to make it so that  all you have to say is yes or no, and we can  move it along.  To the west of the site is a health  care facility. That health care facility did  attempt to address the conservation easement  that requirement that is found in 126-332. What  that requires is a 50-foot buffer between the  road of Donahue and any activities such as  that driveways. You didn't accommodate that in  your design. Next door, larger lot,  different geometry, they did — they planted  face in the site is a health  care facility did  face and in 126-332. What  many, many trees on Donahue, and they also  have a down slope before they reach the area  would need to confirm what we can provide.  know 50 is required.  MS. DOYLE: Perfectly fine.  So the answer is, yes, irrespective to  the fact that —  MR. WINTERS: Yes.  MS. DOYLE: Okay. The next thing is  our ordinance requires a maximum of two  our ordinance requires a maximum of two  stories. Would it have been possible to  provide a design that accommodated two  stories from a structural civil standpoint or  would it have been impossible?  MR. WINTERS: To maintain the size of  the building, not possible.	
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5, 1	
5 imple question. Forgetting the 1 17 into DOYLE: That's not what I'm saying	
18 client's desire, just based on your design 18 Now you're talking about your client. Based	
which created the variance, is it possible to 19 upon the lot, just the lot, is it possible to	
provide a conservation easement of 50 feet on 20 design a building that has two stories?	
21 that lot irrespective of the design that you 21 MR. WINTERS; Yes.	
have? Let me put it this way: Is it 22 MS. DOYLE: Okay. The next one is,	
23 impossible, you cannot provide a conservation 23 we're talking about lot coverage before and	
24 easement? 24 after steep slope. After the steep slope	
MR. WINTERS: We can provide a 25 you're 14 percent over what the lot coverage	
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	e 125
1 - CHIMNEY ROCK SELF STORAGE - 124 1 - CHIMNEY ROCK SELF STORAGE -	125
permits. Would it have been possible to 2 MR. WINTERS: For those listed	
provide a design that met the ordinance? Now 3 conditions, no.	
we're talking about the steep slopes,  4 MS. DOYLE: It would not have been	
5 wetlands. Let me just say: It is possible 5 impossible.	
6 whether it meets your client's desires is 6 MR. WINTERS: Correct.	
6 whether it meets your client's desires is 6 MR. WINTERS: Correct. 7 another issue, but it is possible. 7 MS. DOYLE: Side and setback you've	
whether it meets your client's desires is another issue, but it is possible.  MR. WINTERS: Correct.  MS. DOYLE: Side and setback you've already accommodated. Correct?	
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1	- CHIMNEY ROCK SELF STORAGE - 126	1	- CHIMNEY ROCK SELF STORAGE - 127
2	demonstrate that the C-variances are the	2	evaluate that?
3	preference of the business aspect rather than	3	MR. WINTERS: We would have to evaluate
4	related to the lot. You mentioned that	4	that to see if we can comply and we'd be
5	higher lights are on the Route 22 side. You	5	happy to look at that.
6	are only for the front yard of 22 you're	6	MS. DOYLE: Could you bring that to the
7	only 56 feet off the highway. So if a person	7	next meeting, that decision?
8	is driving down the highway in a westbound	8	MR. WINTERS: Yes.
9	direction and they see these lights, how high	9	MS. DOYLE: It's very, very disruptive
10	are the lights that they're going to be	10	to have a light source staring at you in the
11	seeing? In other words, is there going to be	11	eye, because I'm sure you'll have several of
12	intrusion? Because you're supposed to be 200	12	them, and because you're so very close to the
13	feet off of the road and you're only 56. So	13	road that could be a dangerous situation.
14	how high what will the impact be? Number	14	Okay, Mr. Chairman, that is it. The
15	one, how high are the lights? And number	15	most important things are the conservation
16	two, what will the impact be visually? So	16	easement and the C-variance aspects as to
17	the drivers don't see the source of the	17	they could have done it, but it was a
18	light.	18	business decision.
19	MR. WINTERS: The approximate height on	19	MR. FOOSE: Thank you, Scarlett.
20	those lights will be 35 to 40 feet above	20	MS. DOYLE: Thank you very much.
21	elevation of Route 22 in comparison, because	21	MR. FOOSE: Adam, do we have anything
22	we're about ten feet higher.	22	to add from engineering? Any questions?
23	MS. DOYLE: So will you assure that the	23	MR. WISNIEWSKI: Yes, I have a few
24	light source will not be able to be seen from	24	minor questions. Reviewing my notes and
25	a traveling public or would you have to	25	Mr. Burr's letter. There's one item, we had
_	Page 128		Page 129
1	- CHIMNEY ROCK SELF STORAGE - 128	1	- CHIMNEY ROCK SELF STORAGE - 129
2	- CHIMNEY ROCK SELF STORAGE - 128 sort of talked about retaining walls and	2	- CHIMNEY ROCK SELF STORAGE - 129 identified any.
2 3	- CHIMNEY ROCK SELF STORAGE - 128 sort of talked about retaining walls and steep slopes, but just to speak to that, you	2	- CHIMNEY ROCK SELF STORAGE - 129 identified any.  MR. WISNIEWSKI: Okay, very good.
2 3 4	- CHIMNEY ROCK SELF STORAGE - 128 sort of talked about retaining walls and steep slopes, but just to speak to that, you know, you will be cutting into that slope at	2 3 4	- CHIMNEY ROCK SELF STORAGE - 129 identified any.  MR. WISNIEWSKI: Okay, very good.  We also spoke to the requirement for
2 3 4 5	- CHIMNEY ROCK SELF STORAGE - 128 sort of talked about retaining walls and steep slopes, but just to speak to that, you know, you will be cutting into that slope at the rear of the property along Donahue Road,	2 3 4 5	- CHIMNEY ROCK SELF STORAGE - 129 identified any.  MR. WISNIEWSKI: Okay, very good.  We also spoke to the requirement for and then the fire official requested this as
2 3 4 5 6	- CHIMNEY ROCK SELF STORAGE - 128 sort of talked about retaining walls and steep slopes, but just to speak to that, you know, you will be cutting into that slope at the rear of the property along Donahue Road, and just to sort of gauge the intensity of	2 3 4 5 6	- CHIMNEY ROCK SELF STORAGE - 129 identified any.  MR. WISNIEWSKI: Okay, very good.  We also spoke to the requirement for and then the fire official requested this as well, for providing required truck
2 3 4 5 6 7	- CHIMNEY ROCK SELF STORAGE - 128 sort of talked about retaining walls and steep slopes, but just to speak to that, you know, you will be cutting into that slope at the rear of the property along Donahue Road, and just to sort of gauge the intensity of the earth work that might be required, do we	2 3 4 5 6 7	- CHIMNEY ROCK SELF STORAGE - 129 identified any.  MR. WISNIEWSKI: Okay, very good.  We also spoke to the requirement for and then the fire official requested this as well, for providing required truck circulation at the rear of the building.
2 3 4 5 6 7 8	- CHIMNEY ROCK SELF STORAGE - 128 sort of talked about retaining walls and steep slopes, but just to speak to that, you know, you will be cutting into that slope at the rear of the property along Donahue Road, and just to sort of gauge the intensity of the earth work that might be required, do we know at this time, Mr. Winters, is the site	2 3 4 5 6 7 8	- CHIMNEY ROCK SELF STORAGE - 129 identified any.  MR. WISNIEWSKI: Okay, very good.  We also spoke to the requirement for and then the fire official requested this as well, for providing required truck circulation at the rear of the building.  Obviously there will be some revision to the
2 3 4 5 6 7 8 9	- CHIMNEY ROCK SELF STORAGE - 128 sort of talked about retaining walls and steep slopes, but just to speak to that, you know, you will be cutting into that slope at the rear of the property along Donahue Road, and just to sort of gauge the intensity of the earth work that might be required, do we know at this time, Mr. Winters, is the site balanced in a balanced condition? Is	2 3 4 5 6 7 8 9	- CHIMNEY ROCK SELF STORAGE - 129 identified any.  MR. WISNIEWSKI: Okay, very good.  We also spoke to the requirement for and then the fire official requested this as well, for providing required truck circulation at the rear of the building.  Obviously there will be some revision to the plans to demonstrate that is provided for
2 3 4 5 6 7 8 9	- CHIMNEY ROCK SELF STORAGE - 128 sort of talked about retaining walls and steep slopes, but just to speak to that, you know, you will be cutting into that slope at the rear of the property along Donahue Road, and just to sort of gauge the intensity of the earth work that might be required, do we know at this time, Mr. Winters, is the site balanced in a balanced condition? Is there a requirement for bringing fill in? Or	2 3 4 5 6 7 8 9	- CHIMNEY ROCK SELF STORAGE - 129 identified any.  MR. WISNIEWSKI: Okay, very good.  We also spoke to the requirement for and then the fire official requested this as well, for providing required truck circulation at the rear of the building.  Obviously there will be some revision to the plans to demonstrate that is provided for that request. Is there also Mr. Winters,
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2 3 4 5 6 7 8 9 10 11	- CHIMNEY ROCK SELF STORAGE - sort of talked about retaining walls and steep slopes, but just to speak to that, you know, you will be cutting into that slope at the rear of the property along Donahue Road, and just to sort of gauge the intensity of the earth work that might be required, do we know at this time, Mr. Winters, is the site balanced in a balanced condition? Is there a requirement for bringing fill in? Or intensive cuts with rock removal required? I haven't reviewed the geotechnical report, but	2 3 4 5 6 7 8 9 10 11	- CHIMNEY ROCK SELF STORAGE - 129 identified any.  MR. WISNIEWSKI: Okay, very good.  We also spoke to the requirement for and then the fire official requested this as well, for providing required truck circulation at the rear of the building.  Obviously there will be some revision to the plans to demonstrate that is provided for that request. Is there also Mr. Winters, you'll provide truck turning templates and diagrams for this site as well?
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	- CHIMNEY ROCK SELF STORAGE - sort of talked about retaining walls and steep slopes, but just to speak to that, you know, you will be cutting into that slope at the rear of the property along Donahue Road, and just to sort of gauge the intensity of the earth work that might be required, do we know at this time, Mr. Winters, is the site balanced in a balanced condition? Is there a requirement for bringing fill in? Or intensive cuts with rock removal required? I haven't reviewed the geotechnical report, but in regards to the depth of the bedrock, is there going to be a lot of rock removal needed to accommodate the seller proposed and then hauling off material and bringing in material to construct the building as	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	- CHIMNEY ROCK SELF STORAGE - 129 identified any.  MR. WISNIEWSKI: Okay, very good.  We also spoke to the requirement for and then the fire official requested this as well, for providing required truck circulation at the rear of the building.  Obviously there will be some revision to the plans to demonstrate that is provided for that request. Is there also Mr. Winters, you'll provide truck turning templates and diagrams for this site as well?  MR. WINTERS: We could submit something to that effect.  MR. WISNIEWSKI: Great. And just speaking once more to the lighting. You know, we have potential light impact on the
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Board's attention the fact that this site  line, which is roughly level with your  standing point here, maybe just a little bit  higher, maybe a foot or two higher is this  corner of the building from my eye back here,  everything above that, above horizon, I'm  looking beyond the building. So this  building isn't even in the view looking in an  upward direction from that point. And that  line, which is roughly level with your  line highway. I think Scarlett brings up a great  point about the folks on the other side of the highway. I think Scarlett brings up a great  line, which is roughly level with your  line highway. I think Scarlett brings up a great  line highway. I think Scarlett brings up a great  line highway. I think Scarlett brings up a great  line highway. I think Scarlett brings up a great  line highway. I think Scarlett brings up a great  line highway. I think Scarlett brings up a great  line highway. I think Scarlett brings up a great  line highway. I think Scarlett brings up a great  line highway. I think Scarlett brings up a great  line highway. I think Scarlett brings up a great  line highway. I think Scarlett brings up a great  line highway. I think Scarlett brings up a great  line highway. I think Scarlett brings up a great  line highway. I think Scarlett brings up a great  line highway. I think Scarlett brings up a great  line highway. I think Scarlett brings up a great  line highway. I think Scarlett brings up a great  line highway. I think Scarlett brings up a great  line highway. I think line highty a great  line highway. I think line high line high line high line high line high line hig	1		1 1/1	
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everything above that, above horizon, I'm looking beyond the building. So this building isn't even in the view looking in an upward direction from that point. And that looking above that, above horizon, I'm looking beyond the building. So this looking beyond the building. So this looking is not building isn't even in the view looking in an looking beyond the building. So this looking beyond the building beyond the	14 15 16 17 18	see the building. I want to bring to the Board's attention the fact that this site line, which is roughly level with your standing point here, maybe just a little bit	15 16 17 18	during the break as well. But let's talk about the folks on the other side of the highway. I think Scarlett brings up a great point about the lighting on 22, but also
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<u>,</u>	14 15 16 17 18 19 20 21 22	see the building. I want to bring to the Board's attention the fact that this site line, which is roughly level with your standing point here, maybe just a little bit higher, maybe a foot or two higher is this corner of the building from my eye back here, everything above that, above horizon, I'm looking beyond the building. So this	15 16 17 18 19 20 21 22	during the break as well. But let's talk about the folks on the other side of the highway. I think Scarlett brings up a great point about the lighting on 22, but also what's their view going to be? That would be, I guess, their backyards. From the — right. That 35 feet lighting that's above the roadway, what is that going to equate to
25 was a point I just wanted to bring up, which 25 My recollection is that beyond 22 you have	14 15 16 17 18 19 20 21 22 23	see the building. I want to bring to the Board's attention the fact that this site line, which is roughly level with your standing point here, maybe just a little bit higher, maybe a foot or two higher is this corner of the building from my eye back here, everything above that, above horizon, I'm looking beyond the building. So this building isn't even in the view looking in an	15 16 17 18 19 20 21 22 23	during the break as well. But let's talk about the folks on the other side of the highway. I think Scarlett brings up a great point about the lighting on 22, but also what's their view going to be? That would be, I guess, their backyards. From the — right. That 35 feet lighting that's above the roadway, what is that going to equate to in those folks' backyard?
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1 2	rear yards, there's some trees and such along	2	Three times as big? How many times as big?
3	the back of those properties, rear yards and	3	All that gray shaded area on your diagram.
4	those houses in front. I think it's Glen	4	MR. WINTERS: No, it's clearly more
5	Road, correct me if I'm wrong, on that side.	5	than twice as big if I were to just look at
6	And I believe they're also at a lower	6	it. I don't have the exact number.
7	elevation, so as this slope comes down it	7	MR. KULAK: That's okay, it's close
8	continues somewhat in that direction, but I	8	enough. So what we're saying is
9	would have to look into that and see how that	9	MR. WINTERS: It's a fair point, sir,
10	compares to provide a more clear answer.	10	yes.
11	MR. FRESCO: Yeah. I think it's	11	MR. KULAK: that even though we're
12	relevant based on what you're testifying to,	12	looking out over it we have a much bigger
13	so thank you.	13	mass, and though we can't look around it, to
14	MR. KULAK: As you were making a	14	the extent we can currently.
15	comparison to the existing building, saying	15	MR. WINTERS: That's correct, we can
16	that if I'm on Donahue or if I'm in one of	16	still see above.
17	the houses on Donahue, looking over the	17	MR. KULAK: Thank you.
18	building essentially it's not necessarily	18	MR. FOOSE: If you're finished, I'd
19	something that impedes my ability to see	19	like to open this up to members of the
20	beyond it, so I may or may not notice it.	20	public. And before we have a mad rush for
21	Does that capture what you said pretty well?	21	the microphone, I just want everyone to know
22	MR. WINTERS: I believe so, yeah,	22	that this is called a quasi-judicial
23	MR. KULAK: But the mass of the	23	proceeding. And what that means in fancy
24	proposed structure, if you were to compare it	24	language is, you know, anything that you say,
24 25	to the existing structure, it's twice as big?	25	any questions you ask could be heard by a
2.3	to the existing structure, it's twice as org:	23	any questions you ask could be heard by a
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2	judge. We have a court reporter here the	2	retaining wall the entire length of the
3	applicant has kindly provided, and just be	3	property or is it a portion of the property?
4	aware that when you come forward ask	4	MR. WINTERS: It is a portion and it is
5	questions only on the testimony that you've	5	not right along the property line. It is set
6	heard. At the end of this case you will have	6	back from the property line, but it runs
7	more than enough time to speak for or against	7	from, I'd say, about less than a third; maybe
8	this case, but at this time the microphone,	8	about a quarter of the run of the rear
9	you just come up, give us your name and	9	property line.
10	address, and just ask questions about any of	10	
	address, and just ask questions about any or	1 -0	MS. WESTLAKE: Okay. And that
11	the testimony from Ms. Winters. We heard	11	MS. WESTLAKE: Okay. And that retaining wall is what's six feet tall?
11 12	the testimony from Ms. Winters. We heard	1	•
		11	retaining wall is what's six feet tall?
12	the testimony from Ms. Winters. We heard from the CEO as well briefly. But this is	11 12	retaining wall is what's six feet tall?  MR. WINTERS: A maximum of six. It
12 13	the testimony from Ms. Winters. We heard from the CEO as well briefly. But this is your time to ask questions to clarify and	11 12 13	retaining wall is what's six feet tall?  MR. WINTERS: A maximum of six. It gets to be a lower height. By the time we're
12 13 14	the testimony from Ms. Winters. We heard from the CEO as well briefly. But this is your time to ask questions to clarify and let's open it up.	11 12 13 14	retaining wall is what's six feet tall?  MR. WINTERS: A maximum of six. It gets to be a lower height. By the time we're down here we're at we taper all the way
12 13 14 15	the testimony from Ms. Winters. We heard from the CEO as well briefly. But this is your time to ask questions to clarify and let's open it up.  MR. OLLER: Why don't we do	11 12 13 14 15	retaining wall is what's six feet tall?  MR. WINTERS: A maximum of six. It gets to be a lower height. By the time we're down here we're at we taper all the way down to a half a foot where it ends, so it
12 13 14 15	the testimony from Ms. Winters. We heard from the CEO as well briefly. But this is your time to ask questions to clarify and let's open it up.  MR. OLLER: Why don't we do Ms. Westlake first.	11 12 13 14 15	retaining wall is what's six feet tall?  MR. WINTERS: A maximum of six. It gets to be a lower height. By the time we're down here we're at we taper all the way down to a half a foot where it ends, so it declines as the grade of this road and the
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12 13 14 15 16 17 18 19	the testimony from Ms. Winters. We heard from the CEO as well briefly. But this is your time to ask questions to clarify and let's open it up.  MR. OLLER: Why don't we do Ms. Westlake first.  MR. FOOSE: Sure, we could do that.  You don't have to raise your hand.  Just whoever is ready, come on up.  MS. WESTLAKE: Good evening. Thank you	11 12 13 14 15 16 17 18 19	retaining wall is what's six feet tall?  MR. WINTERS: A maximum of six. It gets to be a lower height. By the time we're down here we're at we taper all the way down to a half a foot where it ends, so it declines as the grade of this road and the grade of the site changes.  MS. WESTLAKE: Okay. So if you're driving along Donahue and you're looking out
12 13 14 15 16 17 18 19 20	the testimony from Ms. Winters. We heard from the CEO as well briefly. But this is your time to ask questions to clarify and let's open it up.  MR. OLLER: Why don't we do Ms. Westlake first.  MR. FOOSE: Sure, we could do that.  You don't have to raise your hand.  Just whoever is ready, come on up.  MS. WESTLAKE: Good evening. Thank you so much for accommodating.	11 12 13 14 15 16 17 18 19 20	retaining wall is what's six feet tall?  MR. WINTERS: A maximum of six. It gets to be a lower height. By the time we're down here we're at we taper all the way down to a half a foot where it ends, so it declines as the grade of this road and the grade of the site changes.  MS. WESTLAKE: Okay. So if you're driving along Donahue and you're looking out your passenger side window, can you see the
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12 13 14 15 16 17 18 19 20 21	the testimony from Ms. Winters. We heard from the CEO as well briefly. But this is your time to ask questions to clarify and let's open it up.  MR. OLLER: Why don't we do Ms. Westlake first.  MR. FOOSE: Sure, we could do that.  You don't have to raise your hand.  Just whoever is ready, come on up.  MS. WESTLAKE: Good evening. Thank you so much for accommodating.  I have a number of questions and	11 12 13 14 15 16 17 18 19 20 21 22	retaining wall is what's six feet tall?  MR. WINTERS: A maximum of six. It gets to be a lower height. By the time we're down here we're at we taper all the way down to a half a foot where it ends, so it declines as the grade of this road and the grade of the site changes.  MS. WESTLAKE: Okay. So if you're driving along Donahue and you're looking out your passenger side window, can you see the wall.  MR. WINTERS: No. No. Because we're

	Page 138		Page 139
1	- CHIMNEY ROCK SELF STORAGE - 138	1	- CHIMNEY ROCK SELF STORAGE - 139
2	through the landscaping. You will not see it	2	MR. WINTERS: Yes.
3	through the wall from there.	3	MS. WESTLAKE: Okay. Can you tell me
4	MS. WESTLAKE: Okay. And the fence	4	how many borings that you did on the
5	will only be on the retaining wall portion of	5	property?
6	the property?	6	MR. WINTERS: Yes, I can. We did
7	MR. WINTERS: Yes. It'll only be along	7	hold on. I'll give you an exact amount. We
8	the portion of the retaining wall that's	8	performed a number of borings to meet the
9	along that side, yes.	9	storm water requirements for the area we were
10	MS. WESTLAKE: Okay. So will there be	10	evaluating for the basin. Four was all that
11	any kind of guide rail or traffic accident	11	was required in the area we evaluated, which
12	protection if somebody is driving down that	12	was generally in this area of the site.
13	hill, that would stop them from skidding over	13	MS. WESTLAKE: You didn't perform any
14	down the slope?	14	other borings anywhere else on this site?
15	MR. WINTERS: Well, given its location	15	MR. WINTERS: For infiltration, no.
16	we're not immediately next to the road.	16	And, honestly, that was the bulk of our
17	We're through the landscaping we're more	17	geotechnical was related to storm water, so
18	than 20 feet separate. I could look into it,	18	it's for this portion of the site.
19	but I'm not aware of a requirement to have	19	MS. WESTLAKE: So there was no need to
20	guardrail for this particular case. There	20	determine the permeability of the rest of the
21	are cases that would require it, but I don't	21	site?
22	believe this one is one that would need it.	22	MR. WINTERS: No.
23	MS. WESTLAKE: Okay. You indicated	23	MS. WESTLAKE: Now, with respect to the
24	that you tested the permeability of a portion	24	circulation road for the fire access. I just
25	of the property; is that correct?	25	want to understand, it's the green section
	Page 140		Page 141
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2	that's made up of pavers, correct?	2	for in our numbers for the impervious.
3	MR. WINTERS: Correct.	3	There's some debate on whether it should be
4	MS. WESTLAKE: Okay. And you've	4	or not. We were conservative and accounted
5	indicated that you're going to comply with	5	for it as impervious, so, yes, we would
6	the fire marshal's request to change it from	6	increase the impervious that might require
7	18 feet to 22 feet?	7	some additional storage in these basins, and
8	MR. WINTERS: Yes. We will increase	8	if that's the case we'll provide that.
9	this to be a minimum 22 feet around the back	9	MS. WESTLAKE: Okay. So you would have
		1	indi ii i
10	of the building. The corners already were	10	to revisit your storm water calculations?
10 11		10	to revisit your storm water calculations?
	of the building. The corners already were	1	
11	of the building. The corners already were about 22 to accommodate the turning movement,	11	to revisit your storm water calculations?  MR. WINTERS: We may depending on how
11 12	of the building. The corners already were about 22 to accommodate the turning movement, and we have evaluated this into the Board	11 12	to revisit your storm water calculations?  MR. WINTERS: We may depending on how the numbers work, yes.
11 12 13	of the building. The corners already were about 22 to accommodate the turning movement, and we have evaluated this into the Board engineer's comment. We can submit a truck	11 12 13	to revisit your storm water calculations?  MR. WINTERS: We may depending on how the numbers work, yes.  MS. WESTLAKE: Okay. With respect to
11 12 13 14	of the building. The corners already were about 22 to accommodate the turning movement, and we have evaluated this into the Board engineer's comment. We can submit a truck turning analysis, which we have looked at a	11 12 13 14	to revisit your storm water calculations?  MR. WINTERS: We may depending on how the numbers work, yes.  MS. WESTLAKE: Okay. With respect to the highway access, are you currently able
11 12 13 14 15	of the building. The corners already were about 22 to accommodate the turning movement, and we have evaluated this into the Board engineer's comment. We can submit a truck turning analysis, which we have looked at a fire truck, and we modeled a truck equivalent	11 12 13 14 15	to revisit your storm water calculations?  MR. WINTERS: We may depending on how the numbers work, yes.  MS. WESTLAKE: Okay. With respect to the highway access, are you currently able to or do you meet current highway access
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11 12 13 14 15 16 17	of the building. The corners already were about 22 to accommodate the turning movement, and we have evaluated this into the Board engineer's comment. We can submit a truck turning analysis, which we have looked at a fire truck, and we modeled a truck equivalent to the 100-foot ladder truck that Finderne Fire Company uses. That can get access	11 12 13 14 15 16 17	to revisit your storm water calculations?  MR. WINTERS: We may depending on how the numbers work, yes.  MS. WESTLAKE: Okay. With respect to the highway access, are you currently able to or do you meet current highway access code requirements for the ingress and egress points off of Route 22?
11 12 13 14 15 16 17 18	of the building. The corners already were about 22 to accommodate the turning movement, and we have evaluated this into the Board engineer's comment. We can submit a truck turning analysis, which we have looked at a fire truck, and we modeled a truck equivalent to the 100-foot ladder truck that Finderne Fire Company uses. That can get access through the parking lot around the rear of	11 12 13 14 15 16 17 18	to revisit your storm water calculations?  MR. WINTERS: We may depending on how the numbers work, yes.  MS. WESTLAKE: Okay. With respect to the highway access, are you currently able to or do you meet current highway access code requirements for the ingress and egress points off of Route 22?  MR. WINTERS: Yes. Yes. The site is
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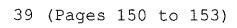


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1	- CHIMNEY ROCK SELF STORAGE - 142	1	- CHIMNEY ROCK SELF STORAGE - 143
2	accommodate using those existing access	2	MR. MLENAK: I didn't hear your
3	points?	3	question.
4	MR. WINTERS: I would need to review	4	MR. FOOSE: You were saying that you
5	those standards, but my understanding and my	5	had a slope map already generated, it just
6	experience is that with these driveways as	6	wasn't distributed?
7	proposed we don't need to further evaluate	7	MR, MLENAK: Yeah, And we noticed the
8	those.	8	comment in Mr. Burr's letter, so obviously
9	MS. WESTLAKE: No, I understand you	9	something we didn't get. We do have it and
10	don't for purposes of getting a letter of no	10	will submit.
11	interest from NJ DOT. I guess my question is	11	MR. FOOSE: Just want to remind you and
12	related to whether or not you've evaluated	12	wanted to make sure the Board gets the
13	the safety of those access and ingress.	13	benefit of that.
14	Perhaps it would be beneficial to get a sense	14	MR. MLENAK: I have it on the list.
15	of what is the slope to get into the property	15	And by the way, everything that we're saying
16	from the eastern entrance and then what is	16	we're going to submit we will do so within
17	the slope for the western entrance?	17	ten days the next hearing is scheduled, and I
18	MR. WINTERS: If the Board likes, I	18	will provide courtesy copies to Ms. Westlake.
19	could take that measurement or we could	19	MS. WESTLAKE: Thank you, I greatly
20	simply evaluate it separately.	20	appreciate that.
21	MR. FOOSE: I think we were going to	21	I guess my question then would be:
22	get a slope map, right?	22	Would you be able to revisit the current
23	MS. WESTLAKE: Yeah. I believe it's in	23	highway access codes/requirements and the
24	the neighborhood of ten percent, so it might	24	municipal ordinance requirements in order to
25	be	25	satisfy current code requirements for ingress
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1			
	- CHIMNEY ROCK SELF STORAGE - 144	1	- CHIMNEY ROCK SELF STORAGE - 145
2	- CHIMNEY ROCK SELF STORAGE - 144 and egress onto the highway?	1 2	- CHIMNEY ROCK SELF STORAGE - 145 these loading zones. This is the first
		1	
2	and egress onto the highway?	2	these loading zones. This is the first
2 3	and egress onto the highway?  MR. MLENAK: Just before you answer,	2 3	these loading zones. This is the first access point for the site, so this really is
2 3 4	and egress onto the highway?  MR. MLENAK: Just before you answer, I'm just trying to clarify, because I think	2 3 4	these loading zones. This is the first access point for the site, so this really is the primary point. I would expect majority
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1	- CHIMNEY ROCK SELF STORAGE - 146	1	- CHIMNEY ROCK SELF STORAGE - 147
2	MR. WINTERS: No restrictions.	2	use this facility for any reason, they have
3	MS. WESTLAKE: So if an 18-wheeler came	3	this outdoor space. We've evaluated it for
4	in because somebody was moving and didn't	4	the types of vehicles that the applicant
5	have anywhere to store their things, they	5	knows they're going to be
6	could come onto the site? And can you	6	MS. WESTLAKE: No, I hear what you're
7	demonstrate how that would be able to access	7	saying. It makes sense.
8	the site safely and make turns?	8	MR. WINTERS: But we're not catering to
9	MR. WINTERS: That's not a vehicle	9	those size trucks.
10	that's intended to access this site. It's	10	MS. WESTLAKE: Right. So if you were
11	not who this was marketed for, I think is a	11	driving a regular U-Haul truck, which I
12	way to put that. If your question is how do	12	believe the storage portion of it is 26 feet,
13	I stop a truck? Well, a truck will go where	13	I'm not sure that that includes the cab.
14	he can and not go where he can't. That's a	14	MR. WINTERS: Those could fit on the
15	simple answer I could give. It's not a	15	western side where we have the two loading
16	technical answer, but they're not intended to	16	bays on the southwest corner of the building.
17	be served by this facility. I would, to	17	MS. WESTLAKE: Okay. And so how would
1.8	entertain the question, envision they would	18	they get into the bay? Do you anticipate
19	probably come in here and come through this	19	they would drive in face first or to back in?
20	entrance. It's a wide driveway to get	20	And I guess
21	through.	21	MR. WINTERS: We expect they'll back
22	MS. WESTLAKE: Would it be able to	22	in.
23	access those two loading docks there?	23	MS. WESTLAKE: Maybe that would be the
24	MR. WINTERS: We have a 50-foot loading	24	subject of a truck-turning radius analysis to
25	space here that if a vehicle that large would	25	see whether they could accommodate backing in
	Page 148		Page 149
1	Page 148 - CHIMNEY ROCK SELF STORAGE - 148	1	Page 149 - CHIMNEY ROCK SELF STORAGE - 149
1 2	<u>-</u>	1 2	
	- CHIMNEY ROCK SELF STORAGE - 148	i .	- CHIMNEY ROCK SELF STORAGE - 149
2 3 4	- CHIMNEY ROCK SELF STORAGE - 148 and MR. WINTERS: We could show that on an exhibit, yes.	2	- CHIMNEY ROCK SELF STORAGE - 149 MS. WESTLAKE: From the sign in the newly located MR. WINTERS: There will be a vehicle
2 3 4 5	- CHIMNEY ROCK SELF STORAGE - 148 and MR. WINTERS: We could show that on an exhibit, yes. MR. FOOSE: And they've stipulated that	2 3 4 5	- CHIMNEY ROCK SELF STORAGE - 149 MS. WESTLAKE: From the sign in the newly located MR. WINTERS: There will be a vehicle at this point in the driveway, based on your
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2 3 4 5 6 7	- CHIMNEY ROCK SELF STORAGE - 148 and MR. WINTERS: We could show that on an exhibit, yes. MR. FOOSE: And they've stipulated that they're going to provide that. MS. WESTLAKE: All right, thank you.	2 3 4 5 6	- CHIMNEY ROCK SELF STORAGE - MS. WESTLAKE: From the sign in the newly located MR. WINTERS: There will be a vehicle at this point in the driveway, based on your description, which is just before it enters into that intersection where you have the
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2 3 4 5 6 7 8 9	- CHIMNEY ROCK SELF STORAGE - 148 and MR. WINTERS: We could show that on an exhibit, yes. MR. FOOSE: And they've stipulated that they're going to provide that. MS. WESTLAKE: All right, thank you. One of the things you indicated was that the proposed sign was actually two feet	2 3 4 5 6 7 8	- CHIMNEY ROCK SELF STORAGE - MS. WESTLAKE: From the sign in the newly located MR. WINTERS: There will be a vehicle at this point in the driveway, based on your description, which is just before it enters into that intersection where you have the parking entrance and the driveway all by this easterly ingress to the site. Once the
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2	having seen it, you will, in fact, be grading	130	2	
3	within the areas that are 30 percent slope or		3	within ordinance requirements, would you have to remove any trees?
4	more?		4	MR. WINTERS: Yes, there would still be
5	MR. WINTERS: Portions of the site that		5	tree removals to some extent.
6	are that steep will be redeveloped and graded		6	MS. WESTLAKE: Can you give us an idea
7	through those, yes.		7	of approximately where?
8	MS. WESTLAKE: Okay. Now, from a		8	MR. WINTERS: An accurate idea, no.
9	general perspective, if you were designing		9	But I don't think there's given the
10	this site from scratch, would you design a		10	location of existing trees, I expect there to
11	new route runoff draining to a road without		11	be at least a couple that could be. I mean,
12	developing a new intervening catch basin?		12	it's a very hypothetical, but I don't think
13	MR. WINTERS: That answer depends on		13	it would absolve us from being able to
14	what their infrastructure there is to connect		14	preserve every tree on site.
15	to, the jurisdiction of the agency we're		15	MS. WESTLAKE: Okay. To the point made
16	connecting to. It's a hypothetical that I		16	by the planner, if you were to comply with
17	can't hang an answer on really.		17	the ordinance requirements relating to bulk
18	MS. WESTLAKE: If you were to revisit		18	variances - obviously the use variance issue
19	the highway code again to, perhaps, take into		19	is not an issue - can you design a facility
20	consideration current design standards,		20	that can comply with the vast majority of the
21	particularly for the western most access		21	bulk requirements?
22	never mind. I'm sorry. I'm not an engineer,		22	MR. MLENAK: Including setbacks?
23	clearly.		23	MS. WESTLAKE: Hmm-hmm.
24	I think probably just one last		24	MR. WINTERS: No. Because if we were
25	question. If you were to develop this site		25	to comply with every requirement, we've
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1	- CHIMNEY ROCK SELF STORAGE -	152	1	- CHIMNEY ROCK SELF STORAGE - 153
2	estimated and it is actually provided on this		2	limited.
3	exhibit, there's a very tiny area here that	1		111111111
	omnote, more a very tary area note that		3	MS. WESTLAKE: But the existing site
4	because of the various setbacks - Route 22		3	
4 5	The state of the s			MS. WESTLAKE: But the existing site
	because of the various setbacks - Route 22		4	MS. WESTLAKE: But the existing site exists, right? I mean, there is a building
5	because of the various setbacks - Route 22 has a 200-foot setback, Donahue has a 75-foot		4 5	MS. WESTLAKE: But the existing site exists, right? I mean, there is a building there that works.
5 6 7 8	because of the various setbacks - Route 22 has a 200-foot setback, Donahue has a 75-foot setback as we have from the side - there's effectively no permissible building envelope, so that alone is the planner can talk		4 5 6	MS. WESTLAKE: But the existing site exists, right? I mean, there is a building there that works.  MR. WINTERS: That current building
5 6 7	because of the various setbacks - Route 22 has a 200-foot setback, Donahue has a 75-foot setback as we have from the side - there's effectively no permissible building envelope, so that alone is the planner can talk about the rationale for it in more detail		4 5 6 7	MS. WESTLAKE: But the existing site exists, right? I mean, there is a building there that works.  MR. WINTERS: That current building doesn't comply with current zoning either.
5 6 7 8	because of the various setbacks - Route 22 has a 200-foot setback, Donahue has a 75-foot setback as we have from the side - there's effectively no permissible building envelope, so that alone is the planner can talk about the rationale for it in more detail than I can, but it's a unique site.		4 5 6 7 8	MS. WESTLAKE: But the existing site exists, right? I mean, there is a building there that works.  MR. WINTERS: That current building doesn't comply with current zoning either.  MS. WESTLAKE: Not with recurrent, no.
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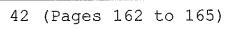


	Page 154		Page 155
1	- CHIMNEY ROCK SELF STORAGE - 154	1	- CHIMNEY ROCK SELF STORAGE - 155
2	in the redevelopment, because that's almost	2	Road. Could you put the first picture back
3	like saying we have a new tenant and that's	3	on.
4	that.	4	MR. OLLER: Would you just spell your
5	MR. FOOSE: You could just say	5	last name for us please.
6	hypothetical. I'm okay with that answer.	6	MR. SEVELL: Sevell, S-E-V-E-L-L.
7	MR. WINTERS: Anything I would call a	7	MR. FOOSE: A-1.
8	redevelopment on an application, we would be	8	MR. WINTERS: The existing condition?
9	before the board with redevelopment. I we	9	MR. SEVELL: Yeah. My property is on
10	know the setback limitations and the other	10	the westbound corner right in the yes,
11	limitations. I'd still be inclined to say,	11	right there.
12	no, there still would be a number of	12	You talked about the water running off
13	compliance issues for anything else.	13	and everything, and you said it was just
14	MS. WESTLAKE: Do you think there would	14	going to dump onto Route 22, but right at the
15	be 22 compliance issues?	15	end of your driveway, on your other picture,
16	MR. WINTERS: Potentially.	16	there's a sewer on that one side. This is
17	MS. WESTLAKE: Really? All right.	17	what the sewer looks like. It crosses under
18	MR. WINTERS: I could say that safely;	18	22 and dumps into our property.
19	potentially.	19	MR. OLLER: Mr. Sevell, if we're going
20	MS. WESTLAKE: Appreciate it.	20	to use a photo, I'm going to mark it into
21	MR. FOOSE: Thank you, Ms. Westlake.	21	evidence.
22	Members of the public, state your name	22	MR. SEVELL: Excuse me?
23	and address and then dig into your questions.	23	MR. OLLER: I need to see the photo and
24	MR. SEVELL: Good evening, everybody.	24	we're going to mark it and we could show it
25	My name is John Sevell, I live on Glen	25	to him.
***************************************	Page 156		Page 157
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1	- CHIMNEY ROCK SELF STORAGE - 156	1	_
1 2		1 2	_
2	MR. MLENAK: If this is heading to a	1 2 3	- CHIMNEY ROCK SELF STORAGE - 157 crosses under 22 to the eastbound side and
	MR. MLENAK: If this is heading to a question instead of a comment, yes.	2	- CHIMNEY ROCK SELF STORAGE - 157 crosses under 22 to the eastbound side and dumps on the Glen Road side, and basically it
2 3 4	MR. MLENAK: If this is heading to a question instead of a comment, yes.  MR. SEVELL: The creek that that runs	2 3	- CHIMNEY ROCK SELF STORAGE - 157 crosses under 22 to the eastbound side and dumps on the Glen Road side, and basically it dumps into our backyards. Now, with the way
2 3	MR. MLENAK: If this is heading to a question instead of a comment, yes.  MR. SEVELL: The creek that that runs on is totally washed out. So every time it	2 3 4	- CHIMNEY ROCK SELF STORAGE - 157 crosses under 22 to the eastbound side and dumps on the Glen Road side, and basically it
2 3 4 5	MR. MLENAK: If this is heading to a question instead of a comment, yes.  MR. SEVELL: The creek that that runs on is totally washed out. So every time it rains we get more water from the existing	2 3 4 5	- CHIMNEY ROCK SELF STORAGE - 157 crosses under 22 to the eastbound side and dumps on the Glen Road side, and basically it dumps into our backyards. Now, with the way it's set up now, we're inundated with water every time it rains, and if you're doubling
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2	right?		2	going to be a tenth of an acre more of total	
3	MR. SEVELL: Yes. Are they going to do		3	pavement on the site when we're done with it,	
4	anything with the sewer system that's		4	and to comply with the rules for development	
5	existing there? Or the westbound corner of		5	we're going to have to reduce the peak rate	
6	the property 15 feet higher than the		6	of how quickly water runs off in certain	
7	eastbound side, so if you're going to put		7	storm events. That's the design standards we	
8	15 feet higher with another 20-foot light on		8	have to go with. So we're going to capture	
9	there, that's 30 something feet of light.		9	more water than we capture today.	
10	And how many light posts are you going to put		10	Most of in today's condition, most	
11	along that property?		11	of this ends up down here. I should describe	
12	MR. OLLER: Wait. So before you get to		12	that better. The majority of the developed	
13	the light poles. The sewer structure.		1.3	part of the site - the building, the parking	
14	MR. SEVELL: Yeah, will they do		14	lot, the rear, the parking lot to the right -	
15	anything with the sewer system? And clean		15	are conveyed into the existing detention	
16	the creek out? Or put a pipe in? Or do		16	basin on the east side of the site. A	
17	anything?		17	smaller portion of the western part of the	
18	MR. WINTERS: I can speak to the storm		18	site	
19	water first. And before we talk about the		19	MR. SEVELL: That's going to 22.	
20	downstream, I just want to reiterate what the		20	MR. WINTERS: Today that directly goes	
21	development will do with storm water as a		21	to route 22 in this direction to the west.	
22	result of what we're proposing.		22	MR. SEVELL: Exactly. And west is	
23	Yes, there's going to be a lot more		23	where the sewer is.	
24	building on the site, but there's going to be		24	MR. MLENAK: So if I could ask this	
25	a lot less parking on the site. There's		25	question: Do you based on the designs	
			<del></del>		
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1	- CHIMNEY ROCK SELF STORAGE - 1	160	1	- CHIMNEY ROCK SELF STORAGE -	161
2	that are being proposed, can Mr. Sevell		2	like I said, we're not going to increase	
3	anticipate greater runoff to his property		3	what's going out this driveway, and we're	
4	from the west side of the property?		4	going to reduce, to whatever amount is	
5	MR. WINTERS: We're not going to		5	required, the current rate going out the	
6	increase the rate of what's running off		6	other direction.	
7	today, because we're not allowed to. We		7	Beyond that, there's nothing proposed	
8	cannot increase what's running off of this		8	to address anything with the current creek	
9	and comply.		9	situation. That's not something we have	
10	MR. MLENAK: And part of Mr. Sevell's		10	knowledge about. We weren't aware of that	
11			11	1*.*	
	question was about the size of the building			condition.	
12	question was about the size of the building and the rooftop. You can address		12	MR. SEVELL: We have a high water table	
	-		12 13	· · · · · · · · · · · · · · ·	
12	and the rooftop. You can address			MR. SEVELL: We have a high water table	
12 13	and the rooftop. You can address MR. WINTERS: Yes. In terms of the		13	MR. SEVELL: We have a high water table in this area. I'm assuming they're going to	
12 13 14	and the rooftop. You can address MR. WINTERS: Yes. In terms of the size of the building and the rooftop, the		13 14	MR. SEVELL: We have a high water table in this area. I'm assuming they're going to do a perc test before they do this retention	
12 13 14 15	and the rooftop. You can address MR. WINTERS: Yes. In terms of the size of the building and the rooftop, the building will be entirely collected and		13 14 15	MR. SEVELL: We have a high water table in this area. I'm assuming they're going to do a perc test before they do this retention spot. When it rains, that's going to fill up	
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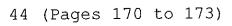
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2	have that in different areas, but thus far,	2	MR. WINTERS: The light posts and
3	from our evaluation, we haven't run into that	3	just because it is the proposed condition on
4	condition. Now, that's also 20 feet higher	4	Exhibit A-2 that I'm flipping over. The
5	than as you go down. So I'm just calling	5	light poles are only right now proposed in
6	that point out, so with that information	6	this part of the parking area. We may as
7	that's what we know.	7	discussed, we're going to look at the
8	MR. SEVELL: Because one end of your	8	lighting along the frontage. We may revisit
9	property to the other property is more than	9	that in case the light poles may give us less
10	20 feet, so all that water is going that way,	10	or improved conditions along this side, but
11	right to that sewer system.	11	right now these are building mounted light
12	MR. WINTERS: From the rest of Route 22	12	along here.
13	you're saying. That would make sense,	13	MR. SEVELL: So you're proposing a dark
14	because that's the direction Route 22 moves	14	building, you're not going to put any
15	in. So ultimately all that water is going in	15	illuminating lights along
16	that direction. We still are obligated to,	1.6	MR. WINTERS: No. There's lights
17	and we comply with our design by reducing the	17	proposed here mainly to illuminate the drive
18	rate of runoff, so we are reducing how	18	aisle on this side, on the south side of the
19	quickly the water is coming off the site.	19	building along that driveway, but the mounted
20	That's why we have retention basins to reduce	20	light poles, the 20-foot poles, are in the
21	those rates.	21	eastern side of the building in that parking
22	MR. SEVELL: I also have a question	22	lot.
23	with the lighting. How many light posts are	23	MR. SEVELL: Because most of the people
24	you going to put along the front of that	24	here live in that row of houses right there,
25	building?	25	so if that's going to be lit up 24/7, then
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2	that's going to be in our backyards.	2	be down to the candle watts or the lumens,
3	MR. WINTERS: As to the hours, we could	3	but I think it would help the neighbors to
4	speak more about the hours. I'm going to let	4	understand what the current conditions are
5	that come out I think in the next testimony.	5	versus what the proposed conditions are going
6	MR. SEVELL: Did you ever propose in	6	to be.
7	putting a wall up on the other side of 22?	7	MR. MLENAK: So obviously the
8	MR. MLENAK: On the south side?	8	application submitted a lighting plan, we can
9	MR. SEVELL: On the Glen Road side.	9	provide existing conditions.
10	MR. WINTERS: Along the shoulder of	10	MR, FOOSE: Thank you.
11	MR. SEVELL: Yeah.	11	MR. SEVELL: Most storage units, you
12	MR. WINTERS: Had not considered that,	12	pull up to the garages, you unload and load
13	no. I mean, that's a state right of way	13	it at your individual spaces, and the way
14	there.	14	it's proposed here is everybody is going to
15	MR. FOOSE: Mr. Mlenak, maybe we could	15	meet in the parking lot at that one spot, so
	get -	16	you're going to have 800 people at that one
16	MR. SEVELL: I have another question	17	spot. My question is: Has anybody from the
16 17		18	board or town went to one of his other
16 17 18	for the Board.	1	
16 17 18 19	MR. FOOSE: Just if I could interject	19	locations and just watched how many people
16 17 18 19 20	MR. FOOSE: Just if I could interject here very quickly. In other cases, we've	20	come in and out of this parking lot all day
16 17 18 19 20 21	MR. FOOSE: Just if I could interject here very quickly. In other cases, we've seen applicants kind of give a current	20 21	come in and out of this parking lot all day and night.
16 17 18 19 20 21	MR. FOOSE: Just if I could interject here very quickly. In other cases, we've seen applicants kind of give a current condition of lighting, and then a proposed	20 21 22	come in and out of this parking lot all day and night.  MR. FOOSE: You can't ask us questions,
16 17 18 19 20 21 22 23	MR. FOOSE: Just if I could interject here very quickly. In other cases, we've seen applicants kind of give a current condition of lighting, and then a proposed condition of lighting, so, you know,	20 21 22 23	come in and out of this parking lot all day and night.  MR. FOOSE: You can't ask us questions, but if you'd like to know, I went to two
16 17 18 19 20 21	MR. FOOSE: Just if I could interject here very quickly. In other cases, we've seen applicants kind of give a current condition of lighting, and then a proposed	20 21 22	come in and out of this parking lot all day and night.  MR. FOOSE: You can't ask us questions,





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1	- CHIMNEY ROCK SELF STORAGE - 166	1	- CHIMNEY ROCK SELF STORAGE - 167
2	MR. SEVELL: Will anybody do that?	2	MS. RICKS: Is your microphone on? The
3	MR. FOOSE: Why don't you reframe that	3	public is having a hard time hearing you.
4	question to the applicant and ask them	4	MR. WINTERS: The Institute for
5	MR. MLENAK: To the extent the engineer	5	Transportation Engineers guide provides
6	can answer that. Obviously we've said	6	documentation, analysis on the number and the
7	multiple times we have an operator who is	7	demand for parking spaces for different uses,
8	going to testify as well but	8	and that was the basis for our calculation of
9	MR. WINTERS: I think they may be able	9	19 being appropriate for this kind of use.
10	to better indicate frequency and operations	10	MR. SEVELL: Just my main concern is
11	as far as when people are there.	11	just the water, because we're getting flooded
12	MR. MLENAK: But again, the number	12	in our backyards every time it rains. I just
13	MR. SEVELL: Do you have a number of	13	feel like you're doubling the square footage
14	how many people coming in and out on a given	14	of the area. We're going to get a lot more
15	day?	15	water, and hopefully you guys look into that
16	MR. WINTERS: I don't have that	16	more. That's all.
17	information right now, no.	17	MR. OLLER: You'll have an opportunity
18	MR. MLENAK: But from a design	18	to come up and make statements at the end.
19	perspective, you base the number of spaces,	19	MR. SEVELL: Thank you.
20	again, on what?	20	MS. RICKS: Should we take the photos?
21	MR. WINTERS: Yes. We base the number	21	MR. FOOSE: I got them.
22	of spaces on the Institute for Transportation	22	We're going to do one more resident.
23	Engineer identifies parking demand for	23	It's 10 o'clock. We typically stop, but we
24	different uses, and the parking demand	24	do have a full house here.
25	associated with the use of this size	25	So please, sir, come on up.
			so pieuse, sir, come on up.
	Page 168		Page 169
1	- CHIMNEY ROCK SELF STORAGE - 168	1	- CHIMNEY ROCK SELF STORAGE - 169
2	MR. BUCZKOWSKI: Good evening,	2	allocated here in the front of the building.
3	everyone. Thank you for coming. Okay. My	3	My concern is, what the woman said earlier,
4	name is Stan James Buczkowski.	1 4	my concern is, what the woman said carner,
c		4	was she said where is somebody going to
5	B-U-C-Z-K-O-W-S-K-I.	5	
6		1	was she said where is somebody going to
	B-U-C-Z-K-O-W-S-K-I.	5	was she said where is somebody going to turn around. Where with respect are they going to drive around the fire lane?
6	B-U-C-Z-K-O-W-S-K-I. I'm on Glen Road, dead center on the	5 6	was she said where is somebody going to turn around. Where with respect are
6 7	B-U-C-Z-K-O-W-S-K-I. I'm on Glen Road, dead center on the building, and for years we've had this	5 6 7	was she said where is somebody going to turn around. Where with respect are they going to drive around the fire lane? What if there's a fire? Are people going to
6 7 8	B-U-C-Z-K-O-W-S-K-I. I'm on Glen Road, dead center on the building, and for years we've had this property since 1963. I grew up on that	5 6 7 8	was she said where is somebody going to turn around. Where with respect are they going to drive around the fire lane? What if there's a fire? Are people going to be parking elsewhere? Parking, I just can't see 19 spaces and I don't
6 7 8 9	B-U-C-Z-K-O-W-S-K-I. I'm on Glen Road, dead center on the building, and for years we've had this property since 1963. I grew up on that property, on Glen Road when it was a cow	5 6 7 8 9	was she said where is somebody going to turn around. Where with respect are they going to drive around the fire lane? What if there's a fire? Are people going to be parking elsewhere? Parking, I just can't
6 7 8 9 10	B-U-C-Z-K-O-W-S-K-I.  I'm on Glen Road, dead center on the building, and for years we've had this property since 1963. I grew up on that property, on Glen Road when it was a cow pasture back in the 50's. So I know this	5 6 7 8 9	was she said where is somebody going to turn around. Where with respect are they going to drive around the fire lane? What if there's a fire? Are people going to be parking elsewhere? Parking, I just can't see 19 spaces and I don't MR. OLLER: Is your question where are they going to park?
6 7 8 9 10 11	B-U-C-Z-K-O-W-S-K-I.  I'm on Glen Road, dead center on the building, and for years we've had this property since 1963. I grew up on that property, on Glen Road when it was a cow pasture back in the 50's. So I know this area very, very well, and I'm telling you we	5 6 7 8 9 10 11	was she said where is somebody going to turn around. Where with respect are they going to drive around the fire lane? What if there's a fire? Are people going to be parking elsewhere? Parking, I just can't see 19 spaces and I don't MR. OLLER: Is your question where are
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6 7 8 9 10 11 12 13 14 15	B-U-C-Z-K-O-W-S-K-I.  I'm on Glen Road, dead center on the building, and for years we've had this property since 1963. I grew up on that property, on Glen Road when it was a cow pasture back in the 50's. So I know this area very, very well, and I'm telling you we get nothing but water coming about from the fourth house in  MR. OLLER: I'm just going to call you Mr. B for my own sake. But you just have to ask questions right now and not make	5 6 7 8 9 10 11 12 13 14 15 16	was she said where is somebody going to turn around. Where with respect are they going to drive around the fire lane? What if there's a fire? Are people going to be parking elsewhere? Parking, I just can't see 19 spaces and I don't MR. OLLER: Is your question where are they going to park? MR. BUCZKOWSKI: I'm sorry? MR. OLLER: What's your question? MR. BUCZKOWSKI: My question is: I don't see anything for ADA related parking or anything like that. MR. WINTERS: We do have an ADA parking
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6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	B-U-C-Z-K-O-W-S-K-I.  I'm on Glen Road, dead center on the building, and for years we've had this property since 1963. I grew up on that property, on Glen Road when it was a cow pasture back in the 50's. So I know this area very, very well, and I'm telling you we get nothing but water coming about from the fourth house in  MR. OLLER: I'm just going to call you Mr. B for my own sake. But you just have to ask questions right now and not make statements.  MR. FOOSE: I promise at the end of this case you could speak as long as you want for or against the application.  MR. BUCZKOWSKI: Okay, I gotcha.  The question would be on the traffic,	5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	was she said where is somebody going to turn around. Where with respect are they going to drive around the fire lane? What if there's a fire? Are people going to be parking elsewhere? Parking, I just can't see 19 spaces and I don't MR. OLLER: Is your question where are they going to park? MR. BUCZKOWSKI: I'm sorry? MR. OLLER: What's your question? MR. BUCZKOWSKI: My question is: I don't see anything for ADA related parking or anything like that. MR. WINTERS: We do have an ADA parking space. Based on this number of spaces we're required to provide one, and we're going to provide that on the eastern side of the building all the way on the right of the

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1	- CHIMNEY ROCK SELF STORAGE - 170	1	- CHIMNEY ROCK SELF STORAGE - 171
2	9 by 18, a lot of people are going to be	2	more of a deading sound barrier.
3	opening doors, hitting into other cars.	3	MR. WINTERS: And we do propose the
4	You're going to have issues with people. I	4	staggered shrubs at the rear. We do have the
5	just think the spaces should be wider.	5	landscaping, which I expect we're going to
6	MR. FOOSE: Our planner agrees with	6	look for ways to increase that landscaping
7	you, and they've answered the question. But	7	even more.
8	they're also going to come back and make some	8	MR. OLLER: Do you have any of that on
9	changes, so maybe when we hear the next	9	the front of the building that would help
10	hearing there will be changes on the nine	10	him?
11	versus nine-and-a-half feet.	11	MR. WINTERS: Thus far, as testified,
12	MR. BUCZKOWSKI: Okay, great.	12	we've provided landscaping in areas that were
13	Now, also with respect to the building.	13	not encumbered by this sewer easement.
14	The building I know is very large for the	14	MR. BUCZKOWSKI: Well, I have a four
15	zone it's in, because you're asking for	15	bedroom house, and the two main bedrooms with
16	relief from the Board for the use. I'm	16	the bathrooms to the back of the house face
17	concerned about noise, people coming in	17	dead center of that building, and I know
18	contractors coming in at 6 to 9:00 a.m. Some	18	lights, and that's going to be a noise
19	people work evenings; some people work	19	problem for me.
20	afternoons	20	MR. FOOSE: Mr. B, maybe a question,
21	MR. OLLER: So is that your question to	21	would you provide more vegetative buffer in
22	him? What are they doing for noise control?	22	the front of the building?
23	MR. BUCZKOWSKI: Yes. Like buffer I	23	MR. BUCZKOWSKI: Yes, or a wall.
24	see you have the shrubbery straight across.	24	MR. WINTERS: We would be happy to look
25	Sometimes when you stagger shrubbery you get	25	into seeing if we could do more vegetation at
= "	Sometimes there you sugget a		
<u> </u>	Page 172		Page 173
	_	1	_
1	- CHIMNEY ROCK SELF STORAGE - 172	1 2	- CHIMNEY ROCK SELF STORAGE - 173
2	- CHIMNEY ROCK SELF STORAGE - 172 the front. If we could find ways to do that	2	- CHIMNEY ROCK SELF STORAGE - 173 the building there now is a little larger,
2 3	- CHIMNEY ROCK SELF STORAGE - 172 the front. If we could find ways to do that we'll look into that.	2 3	- CHIMNEY ROCK SELF STORAGE - 173 the building there now is a little larger, taller, so it would be shorter than that
2 3 4	- CHIMNEY ROCK SELF STORAGE - 172 the front. If we could find ways to do that we'll look into that. MR. MLENAK: But, you know, identify	2 3 4	- CHIMNEY ROCK SELF STORAGE - 173 the building there now is a little larger, taller, so it would be shorter than that building there?
2 3 4 5	- CHIMNEY ROCK SELF STORAGE - 172 the front. If we could find ways to do that we'll look into that. MR. MLENAK: But, you know, identify the issue with the easement.	2 3 4 5	- CHIMNEY ROCK SELF STORAGE - 173 the building there now is a little larger, taller, so it would be shorter than that building there? MR. WINTERS: The proposed building is
2 3 4 5 6	- CHIMNEY ROCK SELF STORAGE - 172 the front. If we could find ways to do that we'll look into that. MR. MLENAK: But, you know, identify the issue with the easement. MR. WINTERS: Yes. That's our	2 3 4 5 6	- CHIMNEY ROCK SELF STORAGE - 173 the building there now is a little larger, taller, so it would be shorter than that building there? MR. WINTERS: The proposed building is calculated to be four feet taller than the
2 3 4 5 6 7	- CHIMNEY ROCK SELF STORAGE - 172 the front. If we could find ways to do that we'll look into that. MR. MLENAK: But, you know, identify the issue with the easement. MR. WINTERS: Yes. That's our restriction. I mean, we're restricted by	2 3 4 5 6 7	- CHIMNEY ROCK SELF STORAGE - 173 the building there now is a little larger, taller, so it would be shorter than that building there? MR. WINTERS: The proposed building is calculated to be four feet taller than the existing building. We calculated it at
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1			
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2 3	SNS Architects and Engineers.	2 3	of November. In December we have 1200
	Just to clarify, so the existing	4	Route 22, that's a large warehouse. And then
4	building height, the top of the parapet is	5	we have Belly. Now, Belly is a townhouse
5	measured to grade .157.75. Our new building,	1	a dense townhouse development off of Mount
6 7	the parapet, the main parapet of the building	6 7	Prospect Road in Finderne. It's extremely
8	measures at 158. So essentially the building	8	dense.
9	is the same height grade wise.		MR. FOOSE: Scarlett, just to back up
	MR. FOOSE: Thank you.	1	one. The warehouse, that 1200 Route 22 is a
10	Mr. Mlenak, it's past 10 o'clock.	10	case that we're required by law to hear,
11 12	We've gone a few minutes past, which I	11 12	because the applicant has filed suit, and why
13	typically hate to do, but you've been good	13	don't you give us a very brief background, so
	sports tonight. Our next meeting is	1	the Board understands that this not
14	scheduled for the 28th after Thanksgiving.	14	necessarily a new warehouse application, but
15	MS. DOYLE: I think we should go	15	this is an application that's been forced
16	through what we got here, so that you're	16	upon us by virtue of the warehouse ordinance
17	aware and then you make your decision. I'd	17	our township council has passed.
18	like to go through the next two months.	18	MS. DOYLE: That and plus, more
19	MR. FOOSE: This is a busy board for	19	importantly, we're maxed out on the time. We
20	the unforeseeable future unfortunately.	20	have 120 days in which we have to schedule
21	MS. DOYLE: On the 28th we have	21	it. That's the date. We've got to at least
22	Somerville Lumbar and the CX Tower. The CX	22	schedule it and get approval to carry it, but
23	Tower is a telecommunications tower, a new	23	it has to be scheduled for the 12th.
24	one, next to near Wegmans, so that's going	24	MR. FOOSE: Okay.
25	to be a fairly long one. So that's the 28th	25	MS. DOYLE: So then we have reorg in
	Page 176		Page 177
1	- CHIMNEY ROCK SELF STORAGE - 176	1	- CHIMNEY ROCK SELF STORAGE - 177
2	January. I mean, that's its. Unless	2	understanding we may not be heard.
3	MR. FOOSE: And we have Signature for	3	MS. DOYLE: Either that or we could go
4	that evening scheduled, correct?	4	to the reorg meeting on January 1st, and then
5	MS. DOYLE: Signature is going to be in	5	you could get your date then. It's very
6	January, yeah. And in January we don't	6	unlikely you're going to be heard on the 12th
7	have as you know, we don't have any dates	7	of December.
8	other than the first reorg meeting. So all	8	MR. FOOSE: Scarlett, our reorg is not
9	of these will be carried to that reorg	9	January 1st. Our reorg is January
10	meeting and then given their dates. This	10	
	mooning and mon given alon dates. This	1 0	MS. DOYLE: January 9th. Did I say the
11	Board is extremely slammed.	11	MS. DOYLE: January 9th, Did I say the 1st? I'm sorry. January 9th,
11 12		ı	
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1	- CHIMNEY ROCK SELF STORAGE -	178	1.	- CHIMNEY ROCK SELF STORAGE - 179
2	have plenty of notice.		2	is 12/14. I'm not sure if that's correct.
3	Scarlett, what's the best way to		3	MR, MLENAK: We will submit a letter
4	proceed making sure that we have maximum		4	extending time to January.
5	notice to members of the public and people		5	MR. FOOSE: Good catch.
6	are aware of this case and the date?		6	MS. RICKS: Thank you.
7	MS. DOYLE: What we could do is make		7	MR. OLLER: And on the record, you
8	the announcement tonight. It's on YouTube		8	agree to do that, the January meeting. What
9	and it's here, and it would be for		9	did we say? Is the 9th?
10	December 12th, no further notice would be		10	MR. FOOSE: Reorg is the 9th, yeah.
11	required, and it would be here recognizing		11	MS. RICKS: Can you do the February
12	that we have two other applications before		12	meeting, so that they can get through reorg?
13	it.		13	MR. MLENAK: There's no meeting date
14	MR. FOOSE: Okay. So to formalize		14	MS. RICKS: Expiration
15	that, this case will be continued to		15	MR. MLENAK: I was going to give it to
16	7:00 p.m. Our December 12th meeting, we		16	you January 31st.
17	anticipate that case, most likely, will be		1.7	MS. DOYLE: The expiration to
18	carried on that evening, but nonetheless,		18	January 31st?
19	7:00 p.m., this room, December 12th.		19	MR, MLENAK: Correct.
20	MR. OLLER: And there will be no		20	MR. FOOSE: So our next meeting for the
21	further notices from the applicant to the		21	zoning board members will be here
22	public.		22	November 28th; Somerville Lumbar, CX Tower.
23	MR. MLENAK: Thank you all so much.		23	This case will be continued to
24	MS. RICKS: Mr. Chairman, my rough		24	December 12th, 7:00 p.m., this room with no
25	calculation shoes that the time of decision		25	further notice. And with that said, if
	Page	180		Page 181
1	Page		1	_
1 2	- CHIMNEY ROCK SELF STORAGE -	180 180	1 2	CERTIFICATION 181
2	- CHIMNEY ROCK SELF STORAGE - there's no other Board business, I'd seek a		1 2	CERTIFICATION 181 STATE OF NEW JERSEY )
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