

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; Cohan**  
**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



**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,

A handwritten signature in black ink, appearing to read 'Jo-Ann M. Ricks', is written over the printed name.

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.

----- ) LOCATION:  
IN THE MATTER OF: )  
 )  
APPLICATION NO. 23-009-ZB; ) BRIDGEWATER  
CHIMNEY ROCK SELF STORAGE ) 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](http://www.MagnaLS.com)

1 APPEARANCES: 2  
 2  
 3 GREENBAUM ROWE SMITH & DAVIS  
 4 Attorneys for HARTZ MOUNTAIN INDUSTRIES, INC.  
 5 75 Livingston Avenue, Suite 301  
 6 Roseland, New Jersey 07068  
 7 732-476-2526

8 BY: STEVEN G. MLENAK, ESQ.

9 TOWNSHIP OF ROXBURY BOARD MEMBERS:

10 JEFF FOOSE, CHAIRMAN

11 RICHARD OLLER, ESQ.

12 BRUCE BONGIORNO

13 JAMES WEIDELI

14 PUSHPAVATI AMIN

15 DONALD SWEENEY

16 ANDREW FRESCO

17 CLAUDIO VESCOIO

18 JOHN KULAK

19 JOHN GAYESKI

20 SCARLETT DOYLE, PP

21 ADAM WISNIEWSKI, PE

22 JO'ANN RICKS, Deputy Land Use Administrator

1 - CHIMNEY ROCK SELF STORAGE - 3

2 MR. FOOSE: All right, next up we have  
 3 Chimney Rock Self Storage at 1661 Route 22.  
 4 Hi, there.

5 MR. MLENAK: Good evening,  
 6 Mr. Chairman.

7 Give me a minute just to get situated.

8 MR. FOOSE: Take your time.

9 MR. MLENAK: Good evening,  
 10 Mr. Chairman, Members of the Board.

11 My name is Steve Mlenak. I'm an  
 12 attorney from the law firm of Greenbaum Rowe  
 13 Smith and Davis. I'm here for the applicant  
 14 on this application, Chimney Rock Self  
 15 Storage.

16 Before we get into the application  
 17 itself, I do understand with correspondence I  
 18 received early this afternoon, maybe late  
 19 this afternoon, the notice of appearance from  
 20 an attorney representing an objector, having  
 21 spoken with Mr. --

22 MR. FOOSE: Time out. Let's do notice.  
 23 Let's do some quick housecleaning with  
 24 Mr. Oller, and then we could move onto other  
 25 issues.

1 - CHIMNEY ROCK SELF STORAGE - 4

2 MR. OLLER: Mr. Chairman, with respect  
 3 to notice and the Board's jurisdiction, I  
 4 reviewed the notice from the applicant.  
 5 Their certified mails were sent on the  
 6 November 2nd and published also on  
 7 November 2nd; found the notice to be in  
 8 proper form and sufficiently detailed to  
 9 alert the public of the application; so the  
 10 Board does have jurisdiction.

11 MR. FOOSE: Great. Great. And just  
 12 for the members of the public, just for your  
 13 own information, this is broadcast on  
 14 YouTube, so I expect this will go more than  
 15 one night, so if you're unable to attend in  
 16 person you, by all means, can watch it on  
 17 YouTube. You type in Bridgewater, New  
 18 Jersey, you go to our channel and the video  
 19 will be there.

20 And with that, Mr. Mlenak -- am I  
 21 saying that right?

22 MR. MLENAK: Mlenak, Mr. Foose. Yes.

23 MR. FOOSE: All right. Very nice to  
 24 meet you, and please continue. I'm sorry to  
 25 interrupt you.

1 - CHIMNEY ROCK SELF STORAGE - 5

2 MR. MLENAK: Not a problem at all.

3 So as I was saying, we did receive  
 4 notice of an appearance by an attorney this  
 5 afternoon representing an objector, a  
 6 competitor to the applicant. Speaking with  
 7 Mr. Oller, we agreed that from a housekeeping  
 8 perspective it's best to address this issue  
 9 up front, which is what we'd like to do now.

10 The applicant is challenging the  
 11 standing of that objector here. The objector  
 12 is not located in Bridgewater. In fact,  
 13 they're close to four miles away in a  
 14 different municipality on the other side of  
 15 Route 22. There's, virtually, nothing in the  
 16 notice of appearance that was provided that  
 17 indicates any impact to their property other  
 18 than a competitive impact, which our Courts  
 19 have been clear is not sufficient to warrant  
 20 standing. In fact, there's a number of cases  
 21 on this particular subject. So before we get  
 22 too deep into the application, we would like  
 23 to address the standing of the applicant,  
 24 Mr. Chairman.

25 MR. FOOSE: I'm going to punt it to



<p style="text-align: right;">Page 6</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 6</p> <p>2 Mr. Oller and let you guys work it out.</p> <p>3 MR. OLLER: I will ask Ms. Westlake to</p> <p>4 come forward please, if she's here. Just</p> <p>5 make your appearance please.</p> <p>6 MS. WESTLAKE: Certainly. Good</p> <p>7 evening, ladies and gentlemen. My name is</p> <p>8 Rosalind Westlake. I'm here on behalf of</p> <p>9 Arthur's Self Storage, Inc., and we do</p> <p>10 contend that we have standing to object to</p> <p>11 this particular application, and, of course,</p> <p>12 we are a competitor, but we are not here in</p> <p>13 the shoes of the competitor per se. We are</p> <p>14 here because it is our position that the</p> <p>15 proposed plan is so excessive in its over</p> <p>16 development as to basically create a totally</p> <p>17 unfair advantage to this applicant and the</p> <p>18 property owner with respect to the --</p> <p>19 relative to any other property owner along</p> <p>20 the corridor in Route 22 in the area, and</p> <p>21 that would include neighboring</p> <p>22 municipalities. Because it's such excessive</p> <p>23 over development we believe that that is</p> <p>24 above and beyond any competitive issue, and</p> <p>25 it would, in fact, interfere with our ability</p>	<p style="text-align: right;">Page 7</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 7</p> <p>2 to properly engage in business in any other</p> <p>3 location nearby.</p> <p>4 MR. OLLER: So -- I'm sorry.</p> <p>5 MR. MLENAK: I was just going to</p> <p>6 respond to that, Mr. Oller.</p> <p>7 The cases on this issue are clear, that</p> <p>8 the standing issue goes to issues other than</p> <p>9 how they affect the competitive nature of the</p> <p>10 businesses. They look to whether or not</p> <p>11 there is a disadvantage to the use and</p> <p>12 operation of that property outside of</p> <p>13 business considerations. This is a site</p> <p>14 that's, as I said, close to four miles down</p> <p>15 the road, it's on the other side of Route 22,</p> <p>16 it's in a different municipality; they're not</p> <p>17 a taxpayer. This is a business -- what you</p> <p>18 just heard from Ms. Westlake, is they're</p> <p>19 concerned about the size and how that's going</p> <p>20 to be, in her words, an unfair advantage to</p> <p>21 their business. That is competitive, and</p> <p>22 that is what the Courts say is not a</p> <p>23 consideration. If you look at the case of</p> <p>24 Car Spot, that was a competitor that was two</p> <p>25 miles away in a different municipality, and</p>
<p style="text-align: right;">Page 8</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 8</p> <p>2 the Courts there were clear that that is not</p> <p>3 standing. There was no direct relationship</p> <p>4 from a planning or zoning perspective to</p> <p>5 allow that competitor to participate in the</p> <p>6 hearings. If you look at the Hartz Mountain</p> <p>7 case, the Courts are clear, they should not</p> <p>8 burden municipal boards with competitive</p> <p>9 challenges. That's what the Courts are for</p> <p>10 later on, but that also speaks against our</p> <p>11 system of free enterprise, and to allow</p> <p>12 competitors in when there's no planning or</p> <p>13 zoning perspective that they could bring</p> <p>14 other than not wanting a competitor to</p> <p>15 participate or to get their approvals is</p> <p>16 counter to municipal land use law.</p> <p>17 So that's our position.</p> <p>18 MR. OLLER: And, you know, we did get</p> <p>19 this rather late today, and I looked at a</p> <p>20 couple cases, I did speak to Mr. Mlenak about</p> <p>21 it as well, and it's my determination in</p> <p>22 looking at the cases that you just cited and</p> <p>23 others that, you know, the distance from the</p> <p>24 property or whether or not they're in a</p> <p>25 municipality isn't a determining factor, and</p>	<p style="text-align: right;">Page 9</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 9</p> <p>2 I do think that in this case we should err on</p> <p>3 the side of caution and allow the people to</p> <p>4 state their objection to this Board. I mean,</p> <p>5 what is she going to do? They're going to</p> <p>6 give us information about the property that</p> <p>7 the Board is going to consider or not.</p> <p>8 And I would instruct the Board here</p> <p>9 that testimony and information to make a</p> <p>10 determination in your own minds, if it's only</p> <p>11 because, you know, Arthur's Storage feels</p> <p>12 that they're going to have business taken</p> <p>13 away from them, you know, I think that would</p> <p>14 impact the weight of that evidence, but at</p> <p>15 the same time I think we should hear it and</p> <p>16 let the Board make that decision.</p> <p>17 MR. FOOSE: Based on Mr. Oller's</p> <p>18 recommendation -- you know, I'm just speaking</p> <p>19 personally here. I've been an objector in a</p> <p>20 case. My front yard is in Warren, my</p> <p>21 backyard is in Martinsville, and I</p> <p>22 participated many times in the land use</p> <p>23 activities of Warren Township. So I don't</p> <p>24 think being a taxpayer or residing inside a</p> <p>25 municipality qualifies or disqualifies a</p>

3 (Pages 6 to 9)

<p style="text-align: right;">Page 10</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 10</p> <p>2 participant, and I definitely want to err --</p> <p>3 because I never want to tell somebody in a</p> <p>4 land use situation that you can't</p> <p>5 participate.</p> <p>6 Now, with that said, I do agree with</p> <p>7 Mr. Oller on the fact that, you know, this is</p> <p>8 a competitor and that should be kind of an</p> <p>9 asterisk to maybe some of the testimony that</p> <p>10 we're going to hear. So I'm inclined to let</p> <p>11 you participate and, you know, it was a</p> <p>12 little bit late in the day for us really to</p> <p>13 have this issue briefed and probably properly</p> <p>14 vetted, but, you know, Mr. Mlenak I think</p> <p>15 raises some very good points and I think</p> <p>16 Mr. Oller, what he's put on the record is</p> <p>17 very important to the Board, recognize you as</p> <p>18 an objector to a competitor.</p> <p>19 MS. WESTLAKE: Yes. I greatly</p> <p>20 appreciate that and I firmly believe that</p> <p>21 when you hear the testimony to be presented</p> <p>22 by my client's engineer and planner that you</p> <p>23 will see this has nothing to do with</p> <p>24 competition.</p> <p>25 MR. FOOSE: Thank you.</p>	<p style="text-align: right;">Page 11</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 11</p> <p>2 MS. WESTLAKE: Thank you all so much.</p> <p>3 MR. MLENAK: Thank you, Mr. Chairman.</p> <p>4 So we are here today for preliminary</p> <p>5 and major site plan with D and bulk variance</p> <p>6 relief being sought for the property located</p> <p>7 at Block 800, Lot 9, which is 1662 [sic]</p> <p>8 Route 22, that's on the north side of</p> <p>9 Route 22 close to Vosseller Avenue.</p> <p>10 The property is currently an</p> <p>11 underutilized and mostly obsolete office</p> <p>12 building. The applicant is seeking the</p> <p>13 approvals to operate -- to construct and</p> <p>14 operate a self-storage facility by a national</p> <p>15 self-storage operator known as Snapbox. It</p> <p>16 includes a D-1 use variance relief as</p> <p>17 self-storage is not permitted in a C-5 zone,</p> <p>18 as well as D-4 relief for FAR and as well as</p> <p>19 C-variances.</p> <p>20 Through the testimony that's going to</p> <p>21 be provided tonight, you'll see that we do</p> <p>22 believe we've met the proofs necessary to</p> <p>23 obtain the relief sought, that this is a use</p> <p>24 that is going to be beneficial to the</p> <p>25 Township of Bridgewater. It's in a good</p>
<p style="text-align: right;">Page 12</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 12</p> <p>2 location. It's a use that is growing and</p> <p>3 it's going to be a better use than what's</p> <p>4 currently situated there or that is</p> <p>5 authorized by your use code.</p> <p>6 We have received the engineering,</p> <p>7 planning, fire official, and director of</p> <p>8 sewer utilities reports and plan to address</p> <p>9 them throughout the testimony. We plan on</p> <p>10 bringing four witness. First witness will be</p> <p>11 Matt Lang who is the CEO of Snapbox, will</p> <p>12 testify as to the proposed operations of the</p> <p>13 facility; Paul Winters is our project civil</p> <p>14 engineer, will testify on the civil; Robert</p> <p>15 Nocella is the project's architect; and then</p> <p>16 finally Paul Ricci will be the project's</p> <p>17 planning expert.</p> <p>18 So with that, we could introduce our</p> <p>19 first witness and get him sworn in.</p> <p>20 Yes.</p> <p>21 MR. FOOSE: I have one issue I want to</p> <p>22 bring up, and I certainly would never tell</p> <p>23 you how to present your case. The order is</p> <p>24 all yours and I'm not asking for anything</p> <p>25 that I don't think is completely in my</p>	<p style="text-align: right;">Page 13</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 13</p> <p>2 jurisdiction, but, you know, my only job</p> <p>3 really is to make sure that the Board's time</p> <p>4 is used efficiently, and that we have a fair</p> <p>5 hearing, everyone gets to speak.</p> <p>6 I'm concerned that the fire marshal in</p> <p>7 what he's -- and it's only a one paragraph</p> <p>8 letter, but I think in some way this is a</p> <p>9 gorilla in the room that I think you need to</p> <p>10 address. And, you know, I thought it was so</p> <p>11 important that I drove to two other storage</p> <p>12 facilities nearby to see if there was</p> <p>13 circulation and where, you know, there was</p> <p>14 space that a truck could turn around, and a</p> <p>15 fire truck.</p> <p>16 So maybe you want to talk about this,</p> <p>17 because if there's a situation -- and maybe</p> <p>18 we could have our planner and engineer chime</p> <p>19 in on this as well, but when you have the</p> <p>20 township fire marshal having these types of</p> <p>21 concerns, you know, I think potentially it</p> <p>22 could change your whole plan, and potentially</p> <p>23 change your testimony, so this is something</p> <p>24 maybe I'd like to hit first off.</p> <p>25 MR. MLENAK: That's not a problem,</p>

<p style="text-align: right;">Page 14</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 14</p> <p>2 Mr. Chairman.</p> <p>3 MR. FOOSE: If you're open to it.</p> <p>4 MR. MLENAK: Yeah. I am open to it,</p> <p>5 because I think if that's something that the</p> <p>6 Board considers a big issue, and clearly it</p> <p>7 is, we should address it head on.</p> <p>8 What we could do is we could have our</p> <p>9 civil engineer come up to address that issue,</p> <p>10 because he did speak with the fire marshal</p> <p>11 about this issue, and address that letter.</p> <p>12 MR. FOOSE: Right. And just</p> <p>13 logistically, just so you know and so you</p> <p>14 know where I stand, and some members of the</p> <p>15 public know, safety is paramount, safety is</p> <p>16 first, fire comes first, and then obviously</p> <p>17 drainage issues, water issues. I don't think</p> <p>18 that if we can't satisfy those basic</p> <p>19 logistical issues we can't really move onto</p> <p>20 the nuts and bolts of this case, so I</p> <p>21 appreciate you doing this.</p> <p>22 MR. MLENAK: So why don't we just</p> <p>23 address this head on.</p> <p>24 MR. OLLER: Do you have all your</p> <p>25 witnesses here tonight?</p>	<p style="text-align: right;">Page 15</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 15</p> <p>2 MR. MLENAK: I do. You want to swear</p> <p>3 them all in at once?</p> <p>4 MR. OLLER: Yes, let's do that.</p> <p>5 MR. MLENAK: Let's have all our</p> <p>6 witnesses come up and we'll get sworn in all</p> <p>7 at once.</p> <p>8 MR. OLLER: I may re-swear them as we</p> <p>9 go through a different night or whatever, but</p> <p>10 let's start this way.</p> <p>11 MR. MLENAK: Yep.</p> <p>12 MR. OLLER: Okay. Hi, everybody.</p> <p>13 Would you all raise your right hands, and</p> <p>14 board professionals as well, please raise</p> <p>15 your right hands, I'll swear in everyone.</p> <p>16 Do you solemnly swear that the</p> <p>17 testimony you will give to this Board will be</p> <p>18 the truth, the whole truth, and nothing but</p> <p>19 the truth so help you God.</p> <p>20 (Whereupon, all witnesses affirmed with</p> <p>21 "I do.")</p> <p>22 MR. OLLER: And just my left to right,</p> <p>23 for the record please, state your names.</p> <p>24 MR. WINTERS: Paul Winters,</p> <p>25 W-I-N-T-E-R-S with Bowman Consulting.</p>
<p style="text-align: right;">Page 16</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 16</p> <p>2 MR. NOCELLA: Robert Nocella,</p> <p>3 N-O-C-E-L-L-A, with SNS Architects and</p> <p>4 Engineers.</p> <p>5 MR. RICCI: Paul Ricci, R-I-C-C-I,</p> <p>6 licensed professional planner, Ricci</p> <p>7 Planning.</p> <p>8 MR. LANG: Matthew Lang, L-A-N-G,</p> <p>9 Snapbox Self Storage.</p> <p>10 MR. OLLER: Okay. And the board</p> <p>11 professionals that we just swore, for the</p> <p>12 record.</p> <p>13 MS. DOYLE: Scarlett Doyle, Town</p> <p>14 Planner.</p> <p>15 MR. WISNIEWSKI: Adam Wisniewski, the</p> <p>16 Board Engineer.</p> <p>17 MR. OLLER: Thank you.</p> <p>18 MR. FOOSE: So, Scarlett, help me out</p> <p>19 here, and put it more eloquently than I</p> <p>20 probably stated it, about where our fire</p> <p>21 marshal is what we're looking to do.</p> <p>22 MS. DOYLE: The fire marshal wrote the</p> <p>23 letters, and for those who haven't read the</p> <p>24 letters, the fire marshal required a certain</p> <p>25 width circulation pattern around the entire</p>	<p style="text-align: right;">Page 17</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 17</p> <p>2 building, which from a planning perspective,</p> <p>3 I have no comment, because it's a safety</p> <p>4 issue for the fire marshal. However, I will</p> <p>5 say this is typical of his reports. This is</p> <p>6 nothing unique to this application.</p> <p>7 MR. FOOSE: Now, have we had other</p> <p>8 cases recently where we've had an application</p> <p>9 that didn't meet what the fire marshal has</p> <p>10 asked for and we've had subsequent revisions</p> <p>11 recently.</p> <p>12 MS. DOYLE: Working on memory, which of</p> <p>13 course can be flawed, Accessory Associates</p> <p>14 came in, did not conform, and they had to</p> <p>15 redesign. The next one, which is -- there's</p> <p>16 another self-storage. I'm missing the name.</p> <p>17 It's on Route 22, very close to this one,</p> <p>18 also did not conform its next -- I wish I</p> <p>19 had -- can you help with the name?</p> <p>20 MR. FOOSE: Signature?</p> <p>21 MS. DOYLE: Signature.</p> <p>22 Signature is a large storage-warehouse</p> <p>23 facility, and that one did not conform to his</p> <p>24 requirements and they had to redesign.</p> <p>25 MR. FOOSE: Thank you.</p>

5 (Pages 14 to 17)

<p style="text-align: right;">Page 18</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 18</p> <p>2 MR. MLENAK: Mr. Chairman, we'll get</p> <p>3 the witness qualified here, but actually we</p> <p>4 think we could comply with what the fire</p> <p>5 marshal is asking for.</p> <p>6 MR. FOOSE: Okay.</p> <p>7 MR. MLENAK: Mr. Winters, just to get</p> <p>8 you sworn in, can you give the Board the</p> <p>9 benefit of your education and your</p> <p>10 qualifications.</p> <p>11 MR. WINTERS: Yes. I would be happy</p> <p>12 to. If you can't hear me for any reason, let</p> <p>13 me know and I'll speak up of course.</p> <p>14 Yes, I have a Bachelor of Science</p> <p>15 degree in Civil and Environmental Engineering</p> <p>16 from Rutgers University. I'm a licensed</p> <p>17 professional engineer in the State of New</p> <p>18 Jersey; my license is in good standing. I</p> <p>19 have over 20 years of experience in</p> <p>20 consulting engineering. I've previously been</p> <p>21 qualified to offer professional testimony in</p> <p>22 several other municipalities, including Bound</p> <p>23 Brook, Princeton, Hanover Township,</p> <p>24 Parsippany-Troy Hills, and several others.</p> <p>25 MR. OLLER: And your license is</p>	<p style="text-align: right;">Page 19</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 19</p> <p>2 current.</p> <p>3 MR. WINTERS: Yes. My license is</p> <p>4 current and in good standing. Thank you.</p> <p>5 MR. FOOSE: This Board accepts you as a</p> <p>6 professional engineer.</p> <p>7 MR. WINTERS: Thank you. So I actually</p> <p>8 did have a chance to speak with Chief Scalera</p> <p>9 this morning. He made some time, so we could</p> <p>10 talk about the application and his letter,</p> <p>11 and his primary concern had to do with access</p> <p>12 to the rear of the building. I clarified</p> <p>13 that we are providing an access lane, and we</p> <p>14 discussed the need -- he brought up, in</p> <p>15 particular, to have a 22-foot wide access</p> <p>16 lane. We include an 18-foot, and when I give</p> <p>17 full testimony I have an exhibit, and I could</p> <p>18 point out where this is for the Board's</p> <p>19 benefit.</p> <p>20 But we identify that he does want to</p> <p>21 see a 22-foot lane directly behind the</p> <p>22 building. That's wider than what we have,</p> <p>23 but we reviewed the plan and determined we</p> <p>24 could accommodate that. That was his primary</p> <p>25 concern, to make sure he has access, and we</p>
<p style="text-align: right;">Page 20</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 20</p> <p>2 talked about alternatives from Donahue as</p> <p>3 well, but he is content with us being able to</p> <p>4 meet that with the wider lane at the rear.</p> <p>5 MR. MLENAK: Mr. Chairman, any approval</p> <p>6 today, we would agree to a condition of</p> <p>7 approval to widen that lane.</p> <p>8 MR. FOOSE: Can we get a new letter</p> <p>9 that states all those things that you just</p> <p>10 stated from our fire marshal that you guys</p> <p>11 have spoke, and that he's in agreement, and</p> <p>12 he's satisfied?</p> <p>13 MR. MLENAK: We could certainly meet</p> <p>14 your request. Obviously it's the municipal's</p> <p>15 fire marshal, but we could certainly ask him</p> <p>16 to do that.</p> <p>17 MR. FOOSE: Well, this is all I know</p> <p>18 right now, is what this letter is. So it's</p> <p>19 dated October 23, 2023. So you say you</p> <p>20 spoke, but I really have no way to validate</p> <p>21 that. So do you want to provide another</p> <p>22 letter? Do you want to ask the fire marshal</p> <p>23 to provide another letter?</p> <p>24 MR. MLENAK: Certainly -- if we don't</p> <p>25 conclude tonight, obviously we'll be happy to</p>	<p style="text-align: right;">Page 21</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 21</p> <p>2 meet that request, but the condition of</p> <p>3 approval would be to the fire marshal's</p> <p>4 satisfaction of our plans.</p> <p>5 MR. FOOSE: Okay. Thank you very much.</p> <p>6 MR. MLENAK: So you've already been</p> <p>7 qualified Mr. Winters. Do you want to go get</p> <p>8 your --</p> <p>9 MR. WINTERS: Yes. Because I would</p> <p>10 like to start with the description of the</p> <p>11 existing site conditions, and I have a few</p> <p>12 exhibits.</p> <p>13 Is there a preferred location for the</p> <p>14 exhibits for -- Is there a preferred</p> <p>15 location for the exhibits for this part.</p> <p>16 MR. FOOSE: There's a easel there. I</p> <p>17 just want as many people to see as possible.</p> <p>18 You could also plug in a laptop. If you have</p> <p>19 an HDMI cord, we could get a broadcast out to</p> <p>20 the audience. I just want to make sure</p> <p>21 everyone can see and they're able to</p> <p>22 participate.</p> <p>23 MR. MLENAK: She could broadcast them.</p> <p>24 You tell them which one.</p> <p>25 MR. OLLER: So Steve, what she was</p>

6 (Pages 18 to 21)

<p style="text-align: right;">Page 22</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 22</p> <p>2 saying, if you let her know which exhibit</p> <p>3 you're putting up she could put it on the</p> <p>4 screen.</p> <p>5 MR. WINTERS: We can do that. There's</p> <p>6 only three that I'm dealing with. Bear with</p> <p>7 me. Since we have it on the board, I'll keep</p> <p>8 this a little closer. I figured I'd set it</p> <p>9 up within arm's reach.</p> <p>10 MR. MLENAK: So, Paul, before you</p> <p>11 describe the description of the property,</p> <p>12 you've put on the easel an exhibit, and on</p> <p>13 the screen, this is an exhibit. If you could</p> <p>14 describe that and mark it as Exhibit A-1</p> <p>15 please.</p> <p>16 MR. WINTERS: Yes, certainly.</p> <p>17 This is an exhibit that is depicting</p> <p>18 existing aerial photography of the property</p> <p>19 in question that we're here to discuss</p> <p>20 tonight. This is Lot 9 and Block 800</p> <p>21 outlined in red. This would be exhibit -- we</p> <p>22 need a number for this.</p> <p>23 MR. MLENAK: A-1.</p> <p>24 MR. WINTERS: A-1, thank you.</p> <p>25 MR. OLLER: Would you mark that board</p>	<p style="text-align: right;">Page 23</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 23</p> <p>2 A-1 please. Thank you. And today's date</p> <p>3 also.</p> <p>4 MR. WINTERS: Sure thing.</p> <p>5 All right. So our subject property is</p> <p>6 located along the north side of Route 22,</p> <p>7 which is the divided highway under State of</p> <p>8 New Jersey jurisdiction. The property here</p> <p>9 falls within the C-5 commercial and nursing</p> <p>10 home zone. The total area of the property is</p> <p>11 approximately 3.44 acres.</p> <p>12 As you could see, the site is</p> <p>13 triangular in shape. The deepest part of the</p> <p>14 lot is on the western side, and it becomes of</p> <p>15 less depth until we reach the extreme eastern</p> <p>16 end where we come to a point, which is</p> <p>17 actually where Donahue Road connects to</p> <p>18 Route 22. As noted, we have frontage on two</p> <p>19 roads, Route 22 to our south and Donahue Road</p> <p>20 backs up to the north.</p> <p>21 The site is presently developed with a</p> <p>22 two-story office building situated on the</p> <p>23 western side of the lot along with surface</p> <p>24 parking lots and related site improvements.</p> <p>25 The eastern side of the lot contains an</p>
<p style="text-align: right;">Page 24</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 24</p> <p>2 existing storm water management basin, and</p> <p>3 surrounding area consists primarily of</p> <p>4 residential development, and adjacent uses</p> <p>5 include - to our south we have single family</p> <p>6 homes, which are along Glen Road across</p> <p>7 Route 22. Those are at the bottom of this.</p> <p>8 North is up on this map.</p> <p>9 Care One at Somerset Valley Assisted</p> <p>10 Living Facility is located directly to our</p> <p>11 west on the left side. There are additional</p> <p>12 single family homes across Donahue Road to</p> <p>13 the north of the property, and just</p> <p>14 immediately to our east and just off this</p> <p>15 map, which you don't see, is a real estate</p> <p>16 agent office along Route 22.</p> <p>17 The property slopes from the rear of</p> <p>18 the site along Donahue Avenue -- excuse me,</p> <p>19 Donahue -- yes.</p> <p>20 MR. KULAK: Excuse me. You could move</p> <p>21 that microphone, so it's easier for you to</p> <p>22 speak into it and for us to hear you.</p> <p>23 MR. WINTERS: Thank you.</p> <p>24 The property slopes from the rear of</p> <p>25 the site from Donahue Road towards Route 22,</p>	<p style="text-align: right;">Page 25</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 25</p> <p>2 and there are some significant difference on</p> <p>3 the west side where we have the greatest</p> <p>4 change. We're approximately 27 feet in grade</p> <p>5 change from Donahue to Route 22. As the site</p> <p>6 does contain existing slopes of greater than</p> <p>7 ten percent on a portion, provisions of the</p> <p>8 township's hillside development ordinance</p> <p>9 will apply to this development and this</p> <p>10 property.</p> <p>11 There's two existing driveways from the</p> <p>12 site both from Route 22. There's an ingress</p> <p>13 driveway on the east side of the site</p> <p>14 entrance only, and then there's a divided,</p> <p>15 but two-way driveway on the west side, which</p> <p>16 provides ingress and egress. There are no</p> <p>17 driveways directly to Donahue Road from this</p> <p>18 property.</p> <p>19 Property is presently served by public</p> <p>20 utilities for water, gas, sewer, electric,</p> <p>21 and telecommunication services. There's also</p> <p>22 an existing sanitary sewer main easement that</p> <p>23 runs along our entire frontage and then moves</p> <p>24 in a northwest direction very near the</p> <p>25 eastern terminus of the property.</p>

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

8 (Pages 26 to 29)

<p style="text-align: right;">Page 30</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 30</p> <p>2 continue to access the site in a similar</p> <p>3 manner.</p> <p>4 Vehicles entering the site from the</p> <p>5 easterly ingress will proceed into the</p> <p>6 property and they will have an opportunity</p> <p>7 either to -- for passenger vehicles, to turn</p> <p>8 immediately into the first parking lot</p> <p>9 entrance on the right side. They can also</p> <p>10 proceed past that and go towards the front of</p> <p>11 the storage facility at the main entrance,</p> <p>12 which is on eastern face of the building.</p> <p>13 And there is room for them to circulate</p> <p>14 around from that.</p> <p>15 Larger vehicles - box trucks, if people</p> <p>16 want to use those for storages of larger</p> <p>17 items - can proceed straight through and</p> <p>18 towards the left of that parking area and</p> <p>19 continue onward to the west side of the site,</p> <p>20 where there's also additional loading spaces,</p> <p>21 which I'll talk about in a moment.</p> <p>22 We did evaluate driveways and aisles to</p> <p>23 make ensure they accommodate the types of</p> <p>24 vehicles that are typical for these kinds of</p> <p>25 facilities, and we also did evaluate -- as I</p>	<p style="text-align: right;">Page 31</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 31</p> <p>2 alluded earlier, we did take a look to</p> <p>3 provide a fire access lane to the rear of the</p> <p>4 building, and we did evaluate for turning</p> <p>5 capability of those vehicles - something else</p> <p>6 we'll also clarify with the fire chief to</p> <p>7 their satisfaction.</p> <p>8 Customers will primarily enter the main</p> <p>9 entrance from the parking lots on the east</p> <p>10 side of the building, and that will provide a</p> <p>11 limited conflict between pedestrians and</p> <p>12 larger vehicles that may wish to use the</p> <p>13 loading areas on the west side of the</p> <p>14 building.</p> <p>15 At that west side of the building we</p> <p>16 are providing -- the building provides a</p> <p>17 designated cover loading area with two</p> <p>18 spaces, and that's intended to accommodate</p> <p>19 larger storage activities. Regular vehicles</p> <p>20 can use those as well, but that's for the</p> <p>21 case if someone has a medium-size box truck</p> <p>22 that they may have larger storage items they</p> <p>23 want to get in and out of the building.</p> <p>24 This loading area is located and</p> <p>25 designed in a manner that was intended to</p>
<p style="text-align: right;">Page 32</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 32</p> <p>2 minimize impact to adjacent properties, so</p> <p>3 we've limited the opening of that, and I'll</p> <p>4 allow the architect to speak more about that</p> <p>5 since it's a building issue, but we've</p> <p>6 isolated it, so there's only one opening and</p> <p>7 it faces Route 22.</p> <p>8 Refuse -- oh, I'm sorry. There's an</p> <p>9 additional uncovered loading space delineated</p> <p>10 in the main parking area to the east of the</p> <p>11 building, and that is off of the main drive</p> <p>12 aisle on that.</p> <p>13 MR. OLLER: Could you point to that</p> <p>14 again?</p> <p>15 MR. WINTERS: Certainly. That's right</p> <p>16 over in this area here. So we have one</p> <p>17 uncovered loading space here; the two covered</p> <p>18 in the building here.</p> <p>19 And while I'm up, just to help better</p> <p>20 delineate, this is that main parking area on</p> <p>21 the east side of the building. And like I</p> <p>22 said, larger vehicles for these spaces can</p> <p>23 bypass and come to this end of the property.</p> <p>24 Refuse and recycling collection will</p> <p>25 occur on the east side of the building where</p>	<p style="text-align: right;">Page 33</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 33</p> <p>2 there's a proposed dumpster enclosure at that</p> <p>3 location. These collection services will be</p> <p>4 managed through a private hauler. We would</p> <p>5 like to note that we are going to resolve a</p> <p>6 design waiver issue brought up in one of the</p> <p>7 review letters and reduce the height of the</p> <p>8 trash enclosure from 6-foot-8-inches to</p> <p>9 6 feet maximum. I just wanted to point that</p> <p>10 out while talking about the trash enclosure</p> <p>11 to see if we could minimize that</p> <p>12 noncompliance.</p> <p>13 MR. OLLER: Sorry, can you give me that</p> <p>14 number again?</p> <p>15 MR. WINTERS: Yes, sir. We're reducing</p> <p>16 the proposed height of the trash enclosure</p> <p>17 from 6-foot-8-inches to 6-foot even, which</p> <p>18 will comply with the ordinance.</p> <p>19 MR. WEIDELI: Why eight?</p> <p>20 MR. WINTERS: Maybe I stated that</p> <p>21 incorrectly. 6-foot-0-inches proposed.</p> <p>22 MR. OLLER: Which complies?</p> <p>23 MR. WINTERS: Yeah. 6-foot complies.</p> <p>24 I apologize if that was unclear.</p> <p>25 MR. WEIDELI: The original was</p>

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<p>1 - CHIMNEY ROCK SELF STORAGE - 34</p> <p>2 6-and-a-half, now you're going to do the</p> <p>3 6-foot, which --</p> <p>4 MR. WINTERS: Yes. We're going to</p> <p>5 reduce the height to comply. I'm sorry if</p> <p>6 that was unclear.</p> <p>7 Regarding building height: The total</p> <p>8 height of the building will measure 26 feet</p> <p>9 above average grade as calculated. This is</p> <p>10 under the maximum permitted height of</p> <p>11 35 feet, though, we note that a variance is</p> <p>12 needed for the number of stories, which is</p> <p>13 identified in the plans. As the seller has</p> <p>14 counted in the number of stories, we will</p> <p>15 have three stories, which is two floors above</p> <p>16 the cellar, where only two are permitted.</p> <p>17 In addition, I just want to identify</p> <p>18 there is a portion of the building parapet</p> <p>19 that will exceed the permitted maximum of</p> <p>20 three feet for a parapet. That will not have</p> <p>21 an effect on the total building height</p> <p>22 complying. It's just a specific requirement</p> <p>23 of the parapet, and the architect will speak</p> <p>24 more in detail about that.</p> <p>25 MR. MLENAK: Before you go further,</p>	<p>1 - CHIMNEY ROCK SELF STORAGE - 35</p> <p>2 just to be clear, from the street the</p> <p>3 building appears to be two stories. The</p> <p>4 ordinance defines the cellar as -- the cellar</p> <p>5 would be an additional story, which results</p> <p>6 in a sum of three stories; is that right?</p> <p>7 MR. WINTERS: Yes. I'm going to speak</p> <p>8 about that a little bit in a moment too.</p> <p>9 MR. OLLER: That's because you're using</p> <p>10 the basement as storage?</p> <p>11 MR. WINTERS: Yes. There will be</p> <p>12 storage units in the basement as well as the</p> <p>13 main floor and second floor, because of the</p> <p>14 grade on the site. And I have an exhibit</p> <p>15 which will help demonstrate some of the grade</p> <p>16 change across this, which I'll be introducing</p> <p>17 shortly.</p> <p>18 We partially buried the cellar and</p> <p>19 partially exposed it on the Route 22 side.</p> <p>20 We're on the lower side of the site. The</p> <p>21 architect's elevation [sic] will help clarify</p> <p>22 that a little bit better than my explanation,</p> <p>23 but that's -- we're taking advantage of the</p> <p>24 grade of the site in a sense, that we could</p> <p>25 kind of push the building into the hill a</p>
Page 36	Page 37
<p>1 - CHIMNEY ROCK SELF STORAGE - 36</p> <p>2 little bit and reduce the appearance of the</p> <p>3 exterior of the building. It'll actually</p> <p>4 make it look more like a two-story building</p> <p>5 on most views of the site.</p> <p>6 MR. FOOSE: Mr. Winters, on the</p> <p>7 parapet, could you clarify that? Because you</p> <p>8 gave some brief testimony, I don't know if</p> <p>9 you completed it. Roof is at 156?</p> <p>10 MR. WINTERS: I'm sorry, repeat that?</p> <p>11 MR. FOOSE: The roof is at 156 feet and</p> <p>12 the parapet is at 161-and-a-half?</p> <p>13 MR. WINTERS: Yes. There are</p> <p>14 elevations that was noted in Ms. Doyle's</p> <p>15 review letter as well.</p> <p>16 MR. FOOSE: Just so you know, we all</p> <p>17 use Ms. Doyle's letter.</p> <p>18 MR. WINTERS: I do too. It covers</p> <p>19 anything I want to see too.</p> <p>20 MR. FOOSE: A word of advice, you</p> <p>21 should use it too.</p> <p>22 MR. WINTERS: Well, then that's the</p> <p>23 exact location that I could cite, and, yes,</p> <p>24 there is a portion of that parapet, which</p> <p>25 will be, as I view that, 5.5 feet in height</p>	<p>1 - CHIMNEY ROCK SELF STORAGE - 37</p> <p>2 where a 3-foot parapet is the maximum. I'll</p> <p>3 let the architect speak specifically to where</p> <p>4 the parapet does exceed, but there are</p> <p>5 exceedances of the 3-foot.</p> <p>6 MR. FOOSE: So three feet is required</p> <p>7 and you're going to exceed that at</p> <p>8 five-and-a-half?</p> <p>9 MR. WINTERS: Correct.</p> <p>10 MR. FOOSE: Thank You.</p> <p>11 MR. WINTERS: I do want to note, with</p> <p>12 that exceedance it will still be less than</p> <p>13 the total -- than the maximum building height</p> <p>14 permitted of 35 feet. We were at 26 feet.</p> <p>15 If I put the 5-and-a-half on it, we're still</p> <p>16 under the 35. And it's just a point of</p> <p>17 clarification I wanted to make.</p> <p>18 MR. FOOSE: You still need a variance.</p> <p>19 MR. WINTERS: Oh, yes, sir. It's a</p> <p>20 variance, it's just a slightly different</p> <p>21 variance. So I just wanted to make that was</p> <p>22 clear, because it's as written.</p> <p>23 Perhaps, since we were just talking</p> <p>24 about the grade, it would be a good</p> <p>25 opportunity to introduce another exhibit we</p>

10 (Pages 34 to 37)



1 - CHIMNEY ROCK SELF STORAGE - 38  
2 have. That just helps also to demonstrate  
3 the grade across the site.

4 MR. MLENAK: Once, again, Mr. Winters,  
5 identify it by title, date, and mark it as  
6 A-3 please.

7 MR. OLLER: And please put today's date  
8 again.

9 MR. WINTERS: So this exhibit, which is  
10 now Exhibit A-3, is titled, "Chimney Rock  
11 Self Storage Site Section." What we're  
12 depicting in this exhibit is --

13 MR. MLENAK: Just the date on the  
14 bottom.

15 MR. WINTERS: Excuse me, thank you.  
16 The date on the exhibit itself is  
17 November 3, 2023.

18 What we are depicting on this exhibit  
19 is the grading plan from our site plan that  
20 is submitted, as well as a line illustrating  
21 the section that's taken through the property  
22 below. And to demonstrate that, if I point  
23 here on the right side of our section view,  
24 this is where Route 22 is, which is on the  
25 bottom of the site plan view. And you could

1 - CHIMNEY ROCK SELF STORAGE - 39  
2 see the grade comes up. The existing grade  
3 is dashed and the proposed grade is in solid.

4 Now, at the particular location we've  
5 taken this, I do want to note, and that  
6 was -- we sought this location for a couple  
7 of reasons, although, at this location we're  
8 not embedded into the hill quite as much as  
9 we are as you get further to the west of the  
10 site.

11 MR. OLLER: When you say "this  
12 location," could you actually point to it  
13 please.

14 MR. WINTERS: Sure. We've drawn this  
15 section A approximately through the middle of  
16 the site, and at this location, as I was  
17 saying, there's more grade change on this  
18 side of the site, and it reduces as you get  
19 here, and you could still see, though, that  
20 as you come across the site from front to  
21 back, this lighter dashed line at the bottom  
22 representing the existing grade where the  
23 existing office building sits today,  
24 continues upward as you get up to Donahue  
25 Road.

1 - CHIMNEY ROCK SELF STORAGE - 40  
2 Our proposed grade at this point in the  
3 site, the building is sited a little bit  
4 higher. You see a bump here, which is our  
5 retaining wall at the back, and this  
6 retaining wall actually gets higher as you  
7 get back into this corner where the grade  
8 continues upward. The purpose for this  
9 really is to demonstrate -- and I'll  
10 reference back to this again later, but just  
11 right now to show how we have this grade  
12 change. And this is a real scale of 1 to 1  
13 on this particular exhibit, so it's not  
14 enhanced or, otherwise, altered. It's a 1 to  
15 1.

16 Yeah, so that's -- as you could see,  
17 this is -- is this still working?

18 MR. MLENAK: Yes. Just speak closer.

19 MR. WINTERS: At the very back of the  
20 section is the nearest residential structure,  
21 which we wanted to see how close we were, so  
22 we just demonstrated that location. It's a  
23 little offline, but that's at the proper  
24 depth. So, again, just to provide a little  
25 perspective on the development and the grade.

1 - CHIMNEY ROCK SELF STORAGE - 41  
2 MR. KULAK: As you were describing the  
3 grade change, you said the grade changed from  
4 one point to another. And could you describe  
5 more thoroughly how the grade changes? Does  
6 it get higher in one direction? Lower in  
7 another? All I heard so far is that it  
8 changes.

9 MR. WINTERS: At this point, if we  
10 stand on Route 22 where we've drawn this  
11 section, we are at an elevation of around  
12 122. Once we're up on the circulation road  
13 that runs in front of this building here, our  
14 driveway on the site, we're already at  
15 elevation 134, and that's actually very close  
16 to current condition. It might be give or  
17 take a foot from what the existing condition  
18 is. If you've been on this part of Route 22,  
19 you look up at this and you see a hill going  
20 up to the site, because that existing  
21 building does sit up high. We're going to be  
22 sited similarly to that, give or take a  
23 couple feet from that. It's varying from the  
24 existing building, just because this building  
25 footprint is a little different and a little

<p style="text-align: right;">Page 42</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 42</p> <p>2 bigger than the existing, so we adjusted the</p> <p>3 grade accordingly. And our proposed grade,</p> <p>4 that kind of stays even around that finished</p> <p>5 floor elevation of, what we call, a</p> <p>6 135-finished floor elevation, which we're</p> <p>7 holding at the rear of the building.</p> <p>8 Again, that's not that far different</p> <p>9 from current grades. It's around that grade,</p> <p>10 about midpoint of the building. It's a</p> <p>11 little lower at this corner, because we'd be</p> <p>12 cutting into the hill a little bit with</p> <p>13 development at that corner, which is the</p> <p>14 reason for the retaining wall.</p> <p>15 As we get back on the top side of the</p> <p>16 retaining wall at Donahue, at this point</p> <p>17 we're closer to elevation 138, and then</p> <p>18 grades continue upward at the point where we</p> <p>19 sited the residents. It is in the</p> <p>20 approaching 155 to 160 elevation back up</p> <p>21 here, so that's just a quick walkthrough of</p> <p>22 the elevations as we go from Route 22</p> <p>23 upward -- northward. I'm sorry.</p> <p>24 MR. BONGIORNO: I have a question.</p> <p>25 You're going to be changing the</p>	<p style="text-align: right;">Page 43</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 43</p> <p>2 existing space where there's a current</p> <p>3 building, and it looks like you're going to</p> <p>4 be expanding where the new building is going</p> <p>5 to go. Correct? So you're going to be</p> <p>6 covering more land, correct?</p> <p>7 MR. WINTERS: Yes, there will be more</p> <p>8 land covered with the new --</p> <p>9 MR. BONGIORNO: So my question is:</p> <p>10 Will the existing detention basin be</p> <p>11 sufficient to handle more water runoff?</p> <p>12 MR. WINTERS: For that we are actually</p> <p>13 proposing to do two things. We'll be keeping</p> <p>14 an existing basin here. We're going to be</p> <p>15 updating the outlet control structure, but</p> <p>16 we're also going to be adding an additional</p> <p>17 storm water management system, which haven't</p> <p>18 gotten up to in my testimony yet. It's</p> <p>19 coming, but we could talk about that briefly.</p> <p>20 But, yes, we're going to provide</p> <p>21 additional storage to ensure we meet the</p> <p>22 applicable requirements of the DEP for storm</p> <p>23 water quantity control in this case.</p> <p>24 MR. BONGIORNO: Thank you.</p> <p>25 MR. WINTERS: Yes, thank you.</p>
<p style="text-align: right;">Page 44</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 44</p> <p>2 Any other questions about this exhibit?</p> <p>3 MR. FOOSE: Mr. Kulak, did you get an</p> <p>4 answer to your question? Because I don't</p> <p>5 feel like you did.</p> <p>6 MR. KULAK: No, I didn't.</p> <p>7 MR. FOOSE: Maybe we could start at</p> <p>8 what's the total slope. And you gave some</p> <p>9 brief testimony when you started. What's the</p> <p>10 change in slope from the northern most point</p> <p>11 to pick a southern point on Route 22. We</p> <p>12 could start there. I thought I heard 27</p> <p>13 percent. I wrote that down.</p> <p>14 MR. WINTERS: No, I don't believe I</p> <p>15 have a -- Mr. Chairman, I don't believe I</p> <p>16 gave a slope. I've just been speaking about</p> <p>17 grade elevations.</p> <p>18 MR. FOOSE: Great. Then you could talk</p> <p>19 about grade elevations.</p> <p>20 MR. WINTERS: I was concerned I did</p> <p>21 give a slope, but, no, we have a finished</p> <p>22 floor elevation of 135. That is not</p> <p>23 dissimilar from existing grades generally</p> <p>24 around that building.</p> <p>25 MR. KULAK: And it changes from</p>	<p style="text-align: right;">Page 45</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 45</p> <p>2 Route 22 to where the property abuts Donahue</p> <p>3 by about how many feet?</p> <p>4 MR. WINTERS: So down at Donahue we're</p> <p>5 close to elevation 130.</p> <p>6 MR. KULAK: I'm really talking about</p> <p>7 where you were pointing earlier where you</p> <p>8 drew the line down the middle of the building</p> <p>9 and you were measuring up.</p> <p>10 MR. WINTERS: For some reason I went to</p> <p>11 that end of the site.</p> <p>12 Up here at Donahue we're at 138.</p> <p>13 MR. KULAK: And you started at how</p> <p>14 many?</p> <p>15 MR. WINTERS: 122 at Route 22; 135</p> <p>16 finished floor; 138 Donahue at this midpoint</p> <p>17 of the site.</p> <p>18 MR. KULAK: Thank you.</p> <p>19 MR. WINTERS: Although, this section</p> <p>20 doesn't demonstrate it, but since we're</p> <p>21 talking about grades, when you get to this</p> <p>22 part of the site of the far western extreme,</p> <p>23 Route 22 is going downgrade, so it is closer</p> <p>24 to 117, 118. Our building elevation is the</p> <p>25 same, although, we're going to be coming up</p>

12 (Pages 42 to 45)

<p style="text-align: right;">Page 46</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 46</p> <p>2 this -- this is a fire access, by the way,</p> <p>3 that runs around the back.</p> <p>4 Where that starts, that's lower than</p> <p>5 the finished floor elevation, because this is</p> <p>6 where that cellar elevation of the building</p> <p>7 is exposed more since we have the lower grade</p> <p>8 in front of the building.</p> <p>9 Actually, I have elevation for that</p> <p>10 floor of 124.5 down here. You could see</p> <p>11 these contour lines indicating we're coming</p> <p>12 up that grade along the side of the building</p> <p>13 until we get closer to that 134/135 grade.</p> <p>14 So if you stand here today, and in fact</p> <p>15 having been at the site, this isn't very</p> <p>16 different than the driveway that's on this</p> <p>17 side of the site today, which you could</p> <p>18 actually make out in this exhibit. It's</p> <p>19 right in the same spot.</p> <p>20 MR. KULAK: There is a change in</p> <p>21 elevation of approximately 13 to 15 feet?</p> <p>22 MR. WINTERS: Along this side of the</p> <p>23 building, yes. We're going from -- at</p> <p>24 Route 22, we're at about 118; at the very</p> <p>25 back corner we're at 135.</p>	<p style="text-align: right;">Page 47</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 47</p> <p>2 MR. KULAK: Thank you.</p> <p>3 MR. FOOSE: Good?</p> <p>4 MR. VESCIO: I have a question on the</p> <p>5 drainage once again.</p> <p>6 MR. FOOSE: Let me finish.</p> <p>7 So you testified early on that the</p> <p>8 steep-slope ordinance is in play. Can you</p> <p>9 tell us why that is, in fact, the condition</p> <p>10 of this property?</p> <p>11 MR. WINTERS: The steep-slope ordinance</p> <p>12 is in effect for any -- for any properties</p> <p>13 where you have greater than ten percent</p> <p>14 slope, different factors apply to that</p> <p>15 effectively reduce certain bulk standards.</p> <p>16 MR. FOOSE: So going back to my</p> <p>17 question then. So if we're in play on the</p> <p>18 steep-slope ordinance, what is this property?</p> <p>19 What is the change of slope from the northern</p> <p>20 most point to Route 22?</p> <p>21 And Mr. Winters, the reason this is</p> <p>22 important, and the reason we keep asking it,</p> <p>23 and the Board keeps questioning it is because</p> <p>24 literally a quarter mile to the west someone</p> <p>25 died in 2019. They were swept away by water.</p>
<p style="text-align: right;">Page 48</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 48</p> <p>2 So this is so important. And I'm not making</p> <p>3 any statement that your application isn't</p> <p>4 addressing these issues, but why does this</p> <p>5 Board keep coming back to these points?</p> <p>6 Because someone died. So maybe you could try</p> <p>7 and answer my question again.</p> <p>8 MR. WINTERS: Okay. I just want to</p> <p>9 ensure I can best address the question in</p> <p>10 context of what we're proposing here and what</p> <p>11 we have in the ordinance.</p> <p>12 MR. FOOSE: Mr. Winters, what's the</p> <p>13 slope? What's the change from the northern</p> <p>14 most point to the southern most point.</p> <p>15 MR. WINTERS: Well, in the context of</p> <p>16 the zoning ordinance it's not specifically</p> <p>17 relevant to what the ordinance for Hillside</p> <p>18 Development says as I understand it unless</p> <p>19 I'm missing a point.</p> <p>20 And I don't mean to -- I just want to</p> <p>21 ensure I'm best addressing your question,</p> <p>22 sir. But the -- I will calculate the slope</p> <p>23 to ensure I can give the correct answer right</p> <p>24 now.</p> <p>25 The average slope along our western</p>	<p style="text-align: right;">Page 49</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 49</p> <p>2 property line is 7.8 percent; average slope.</p> <p>3 MR. FOOSE: You just testified that ten</p> <p>4 percent average slope brings the C ordinance,</p> <p>5 so that seems conflicting to me.</p> <p>6 MR. WINTERS: The applicability of the</p> <p>7 ordinance has to do with whether there's</p> <p>8 portions of the site that exceed the slope.</p> <p>9 Now, just because the average here -- and I</p> <p>10 just gave the average, because it's easiest</p> <p>11 to visualize from point to point, and it's in</p> <p>12 line with the description I've been giving.</p> <p>13 The applicability has to do if you have</p> <p>14 areas that exceed ten percent, and there are</p> <p>15 areas that exceed ten percent, but they're</p> <p>16 isolated. We've actually prepared and</p> <p>17 submitted a steep-slope exhibit that</p> <p>18 demonstrates these calculations. I don't</p> <p>19 believe I have a copy of it with me tonight.</p> <p>20 MR. FOOSE: Do I have a copy of that?</p> <p>21 MR. WINTERS: It was in the application</p> <p>22 package. I believe a copy was provided</p> <p>23 enough for everyone. The purpose of that</p> <p>24 exhibit is to allow us to calculate what is</p> <p>25 stipulated in the ordinance, which is what</p>

13 (Pages 46 to 49)

<p style="text-align: right;">Page 50</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 50</p> <p>2 portions of the site exceed 10 percent,</p> <p>3 20 percent, 30 percent on those bases reduced</p> <p>4 permitted impervious cover, and reduced</p> <p>5 permitted floor area ratio are calculated.</p> <p>6 Now, that's the only context I had intended</p> <p>7 to speak about that ordinance tonight,</p> <p>8 because it has to do with the bulk standards.</p> <p>9 MR. FOOSE: I have a grading plan,</p> <p>10 sheet 5 of 12.</p> <p>11 MR. WINTERS: There's a separate sheet</p> <p>12 1 of 1, a steep-slope exhibit, which was in</p> <p>13 the original submission.</p> <p>14 MR. FOOSE: Had I had that, being the</p> <p>15 diligent chairman that I am, I think I would</p> <p>16 have had the answer and not asked it.</p> <p>17 So why don't we either take a break and</p> <p>18 you could supply us that information, or at</p> <p>19 some point that's something I'd like to see,</p> <p>20 and I think the Board would benefit, as well</p> <p>21 as members of the public would benefit to</p> <p>22 know the slope on this property.</p> <p>23 MR. MLENAK: Mr. Chairman, we'll</p> <p>24 absolutely endeavor to provide the answer to</p> <p>25 that question. We could continue with the</p>	<p style="text-align: right;">Page 51</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 51</p> <p>2 rest of the testimony, if you'd like.</p> <p>3 MR. FOOSE: Sure. And I hope the</p> <p>4 gravity of what I said -- and I don't mean to</p> <p>5 be dramatic, and I don't mean to play it up.</p> <p>6 Someone died.</p> <p>7 MR. MLENAK: Absolutely.</p> <p>8 MR. FOOSE: And I think it changed how</p> <p>9 I view every single case. And I don't want</p> <p>10 to speak for any other Board members, because</p> <p>11 I'm only one vote, but it certainly changed</p> <p>12 every single way I look at every single</p> <p>13 application from resident to commercial, and</p> <p>14 I hope you really take that into account when</p> <p>15 you give your testimony.</p> <p>16 MR. MLENAK: Absolutely.</p> <p>17 MR. FOOSE: Thank you.</p> <p>18 MR. WISNIEWSKI: Mr. Chairman, if I may</p> <p>19 just add to the conversation. One of the</p> <p>20 comments that we did have, that Mr. Burr</p> <p>21 prepared here, did comment that we -- and I</p> <p>22 spoke sort of side bar with Scarlett here.</p> <p>23 We haven't received that exhibit that gives</p> <p>24 the definition of the Hillside Development</p> <p>25 regulations and any areas of steep slopes</p>
<p style="text-align: right;">Page 52</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 52</p> <p>2 that are being disturbed or developed and how</p> <p>3 they might impact the required or the floor</p> <p>4 area ratio.</p> <p>5 MR. FOOSE: The steep-slope ordinance,</p> <p>6 I think, is something that I'm very proud of,</p> <p>7 and I know Scarlett has worked really hard on</p> <p>8 it in this town, and I think it's a unique</p> <p>9 aspect of our town, and I think it's</p> <p>10 something that we absolutely need to have</p> <p>11 that document, so the Board knows how that's</p> <p>12 going to function in relation to other</p> <p>13 aspects in this case.</p> <p>14 MR. WISNIEWSKI: Just to add to your</p> <p>15 statement, those areas of steep slopes,</p> <p>16 looking at the plan, are sort of in the</p> <p>17 northwest corner of where the current sort of</p> <p>18 building, fire lane, circulation area, and</p> <p>19 retaining wall is being proposed, which is</p> <p>20 just about six feet in height at its maximum,</p> <p>21 I believe. Just looking at the grades here.</p> <p>22 So in the corner of the site, that part of</p> <p>23 the site, it'll be about a six-foot retaining</p> <p>24 wall where that fire circulation aisle is</p> <p>25 currently proposed.</p>	<p style="text-align: right;">Page 53</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 53</p> <p>2 MR. FOOSE: And that fire lane is going</p> <p>3 to be using pervious material. So where your</p> <p>4 steepest slopes are you're using kind of -- I</p> <p>5 don't want to say experimental material, but</p> <p>6 you're using pervious pavers. I'm curious</p> <p>7 about the ability for those pervious pavers</p> <p>8 to properly pick up and move all this water.</p> <p>9 So I think it's another aspect of your</p> <p>10 application that I hope you'll focus on.</p> <p>11 MR. MLENAK: Absolutely.</p> <p>12 MR. WINTERS: I'm going to switch back</p> <p>13 to A-2, since I'm going to be talking more</p> <p>14 about some site items.</p> <p>15 Just briefly, Mr. Chairman, to that one</p> <p>16 concern you raised, since we're talking about</p> <p>17 it, in addition to these pervious grass</p> <p>18 pavers in the back we are providing a number</p> <p>19 of inlets along the back, which are really</p> <p>20 intended to collect runoff that would be in</p> <p>21 that area. We are equally concerned that we</p> <p>22 wouldn't want a flat area at the bottom of a</p> <p>23 wall without adequate drainage, so we are</p> <p>24 providing a provision for that.</p> <p>25 MR. FOOSE: And since we're here on</p>

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<p>1 - CHIMNEY ROCK SELF STORAGE - 54</p> <p>2 pervious pavers, I'm assuming that we're</p> <p>3 going to put into the deed this maintenance</p> <p>4 requirement that was brought up in our</p> <p>5 planner's report?</p> <p>6 MR. WINTERS: Yes. We'd be happy to</p> <p>7 address that as a condition of any approval</p> <p>8 that may be granted. Yes.</p> <p>9 MR. MLENAK: Absolutely. Just for the</p> <p>10 operator, we're just going back to A-2.</p> <p>11 MR. WINTERS: A-2, the prior site plan</p> <p>12 rendering exhibit that we presented.</p> <p>13 So I briefly just wanted to talk about</p> <p>14 signage on this site in particular. We have</p> <p>15 a proposed freestanding sign at the easterly</p> <p>16 entrance. That sign will</p> <p>17 measure 3-foot-6-inches in height and</p> <p>18 five-foot width in total for 17.5 square foot</p> <p>19 area of the sign. The area of the overall</p> <p>20 monument is a little larger as it measures</p> <p>21 six-foot in width total and 7.5 feet in</p> <p>22 height. This sign will be externally</p> <p>23 illuminated. It will have the name of the</p> <p>24 facility, and we are also going to include</p> <p>25 the street number, which is a requirement</p>	<p>1 - CHIMNEY ROCK SELF STORAGE - 55</p> <p>2 that we want to ensure we address. That was</p> <p>3 brought up in the planner's letter.</p> <p>4 We are also going to make a</p> <p>5 modification to the plan as proposed. Per</p> <p>6 the planner's letter, we were deficient on</p> <p>7 our setback. We were at 23 feet for the sign</p> <p>8 instead of 25. We will happily increase that</p> <p>9 setback to comply and provide the 25 feet</p> <p>10 setback for that sign.</p> <p>11 So this plan -- it's also good to point</p> <p>12 out, since I did want to talk about lighting</p> <p>13 and landscaping that is proposed with this</p> <p>14 project. We will be providing lighting</p> <p>15 through a combination of pole mounted and</p> <p>16 building mounted LED fixtures. A total of</p> <p>17 four light poles are proposed mainly in the</p> <p>18 parking area on the east side, and we're</p> <p>19 using building mounted fixtures to provide</p> <p>20 illumination around the front and sides of</p> <p>21 the building.</p> <p>22 The building mounted fixtures -- excuse</p> <p>23 me. The pole mounted fixtures will be</p> <p>24 mounted at 20 feet in height; and the</p> <p>25 building mounted fixtures, the mounting</p>
Page 56	Page 57
<p>1 - CHIMNEY ROCK SELF STORAGE - 56</p> <p>2 heights actually vary from as little as</p> <p>3 eight-and-a-half feet to 26 feet. The reason</p> <p>4 for that is having to do with the fact that</p> <p>5 the elevation, as you'll see in the elevation</p> <p>6 views the architect presents, the front</p> <p>7 elevation of the building where we have more</p> <p>8 exposure of the facade is taller than at the</p> <p>9 rear of the building. We will have the lower</p> <p>10 mounting heights along the west side and the</p> <p>11 north side of the building, and those higher</p> <p>12 mounting heights correspond to the front of</p> <p>13 the building.</p> <p>14 Fixtures are all Dark Sky compliant</p> <p>15 with zero up light, and we've designed the</p> <p>16 site lighting to ensure there's no spillage</p> <p>17 onto adjacent properties. So the design will</p> <p>18 meet the township requirements for lighting.</p> <p>19 The site will also be landscaped with a</p> <p>20 variety of trees, shrubs, and grasses. This</p> <p>21 includes plantings based upon the township's</p> <p>22 planting standards. The majority of</p> <p>23 landscaping is provided along the site</p> <p>24 perimeter. As you could see in these areas</p> <p>25 we have proposed landscaping along the sides</p>	<p>1 - CHIMNEY ROCK SELF STORAGE - 57</p> <p>2 and the rear, as well as along the front.</p> <p>3 MR. BONGIORNO: What's in the front,</p> <p>4 I'm sorry?</p> <p>5 MR. WINTERS: Landscaping. We have a</p> <p>6 variety of shrubs and other plantings. We</p> <p>7 have some --</p> <p>8 MR. BONGIORNO: No trees, though?</p> <p>9 MR. WINTERS: We have some threes on</p> <p>10 the eastern part of the site.</p> <p>11 MR. BONGIORNO: In the front, that's</p> <p>12 going to maybe obstruct a 36-foot building.</p> <p>13 MR. WINTERS: A challenge we had with</p> <p>14 planting the front comes down to a -- we have</p> <p>15 a sanitary sewer easement that runs clear</p> <p>16 across the entire front of the property.</p> <p>17 There's a hatch you might see on here in</p> <p>18 white, and that's a limiting factor that's</p> <p>19 affecting our ability to completely plant the</p> <p>20 front that might otherwise be done. As a</p> <p>21 result of that, and some other limitations,</p> <p>22 we are seeking some relief from the</p> <p>23 requirements of the various landscaping</p> <p>24 requirements the town has. That includes the</p> <p>25 street tree and front yard buffer</p>

15 (Pages 54 to 57)

<p style="text-align: right;">Page 58</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 58</p> <p>2 requirements along Route 22, which, again,</p> <p>3 the slope along the front and the sewer</p> <p>4 easement. If you go there today you'll</p> <p>5 see it. Apparently it was a limiting factor</p> <p>6 in the current conditions since it's all</p> <p>7 grass on that part of the property.</p> <p>8 MR. BONGIORNO: I see that one of your</p> <p>9 bulk variances says street trees, that you</p> <p>10 need 36, and you are proposing none.</p> <p>11 MR. WINTERS: That is correct.</p> <p>12 MR. BONGIORNO: Why?</p> <p>13 MR. MLENAK: The easement.</p> <p>14 MR. WINTERS: The -- I can't put street</p> <p>15 trees on this side unfortunately, because</p> <p>16 it's DOT, but our easement encumbers the</p> <p>17 entire front of our property here up until</p> <p>18 you get to the parking area. We have a</p> <p>19 limited area here, which we felt was more</p> <p>20 appropriate --</p> <p>21 MR. BONGIORNO: It's limited because of</p> <p>22 the design [sic] of the building, isn't it?</p> <p>23 MR. WINTERS: I'm sorry, repeat that.</p> <p>24 MR. BONGIORNO: It's limited because of</p> <p>25 the size of the building, so if you had a</p>	<p style="text-align: right;">Page 59</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 59</p> <p>2 smaller building you'd have a little more</p> <p>3 space to put in the required trees. I</p> <p>4 understand from the business perspective,</p> <p>5 bigger is better, but --</p> <p>6 MR. WINTERS: No, that's a fair point.</p> <p>7 MR. BONGIORNO: Did you consider the</p> <p>8 Bridgewater ordinances before you designed</p> <p>9 the site?</p> <p>10 MR. MLENAK: That may be a question</p> <p>11 that goes more towards the applicant, as to</p> <p>12 the motivations for this site. I mean, I</p> <p>13 could say as their attorney, there are levers</p> <p>14 that get pulled for a site like this. You</p> <p>15 increase height, you can make the building a</p> <p>16 little bit shorter, you decrease height;</p> <p>17 which was our understanding in talking to</p> <p>18 some of the professionals, and certainly our</p> <p>19 motivation, was to design this building in a</p> <p>20 way that was least impactful and most</p> <p>21 respectful to the residential homes on</p> <p>22 Donahue. So to lower the height to the</p> <p>23 degree we had to, which is 26 feet for the</p> <p>24 building, that consequentially meant to</p> <p>25 flatten the building out and make it wider,</p>
<p style="text-align: right;">Page 60</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 60</p> <p>2 which ultimately resulted in the proposal</p> <p>3 that's before you. And that's ultimately the</p> <p>4 reason that the --</p> <p>5 MR. BONGIORNO: Well, you're asking for</p> <p>6 at least 20 bulk variances.</p> <p>7 MR. MLENAK: Well, a number of them are</p> <p>8 design waivers, but, yes, we understand that</p> <p>9 the application has a significant number of</p> <p>10 relief, and part of that, you'll hear from</p> <p>11 our planner tonight, deals with the odd shape</p> <p>12 of it, the slopes, and all of that factors</p> <p>13 into a site where if you were to comply with</p> <p>14 the ordinance you would have a building</p> <p>15 envelope that really couldn't fit anything.</p> <p>16 Right? So you'll hear more about that from</p> <p>17 the planner, but to address which I thought</p> <p>18 was a question aimed at the applicant's</p> <p>19 motivation here, I just wanted to answer</p> <p>20 that. That's the reason why. We designed it</p> <p>21 in a way to keep the height down to limit the</p> <p>22 impact -- visual impact and other impacts to</p> <p>23 the residential homes on Donahue.</p> <p>24 MR. BONGIORNO: I'm going to go back to</p> <p>25 my original question. I'm not sure you</p>	<p style="text-align: right;">Page 61</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 61</p> <p>2 answered it. You may have, but did anyone</p> <p>3 consider the Bridgewater ordinances before</p> <p>4 the design was completed?</p> <p>5 MR. MLENAK: Of course. The</p> <p>6 application was submitted understanding the</p> <p>7 relief that was needed. There's no question</p> <p>8 about that. A building of a smaller size,</p> <p>9 you probably wouldn't see an application. It</p> <p>10 just wouldn't work here.</p> <p>11 MR. BONGIORNO: So you're saying that</p> <p>12 if you were to shrink the size of the</p> <p>13 building to eliminate some of these requested</p> <p>14 variances, it would not be profitable for the</p> <p>15 business and you couldn't go forward? Is</p> <p>16 that what you're saying?</p> <p>17 MR. MLENAK: Well, there's</p> <p>18 profitability operational wise. We have an</p> <p>19 operation guy here in terms of market demands</p> <p>20 for a use like this. All of that factors</p> <p>21 into the size that's before you. Yes.</p> <p>22 MR. BONGIORNO: Thank you.</p> <p>23 MR. VESCIO: Can you clarify the height</p> <p>24 of the building? I see in the application,</p> <p>25 our paperwork here, it says 29 feet is the</p>

16 (Pages 58 to 61)

<p style="text-align: right;">Page 62</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 62</p> <p>2 building height. You're saying it's 26 feet.</p> <p>3 Can you clarify what the correct height is?</p> <p>4 MR. WINTERS: Yes. It is 26 feet</p> <p>5 proposed.</p> <p>6 MR. MLENAK: I don't know if that was</p> <p>7 in the application. It certainly was in</p> <p>8 Ms. Doyle's letter, so I don't know if that</p> <p>9 was an error from the application or</p> <p>10 Ms. Doyle's letter, but it's 26 feet.</p> <p>11 MR. KULAK: Will you be removing trees</p> <p>12 at the rear of the property?</p> <p>13 MR. WINTERS: Yes. There will be some</p> <p>14 trees removed at the rear of the property to</p> <p>15 facilitate the construction of the fire lane</p> <p>16 the retaining wall. We will be providing a</p> <p>17 landscape buffer along the back. We are</p> <p>18 meeting some of the requirements for that.</p> <p>19 MR. KULAK: Do you know how many trees</p> <p>20 you'll be removing? Because they are quite</p> <p>21 mature and would be difficult to replace with</p> <p>22 shrubs and saplings and things like that.</p> <p>23 So do you know how many trees you'll be</p> <p>24 removing.</p> <p>25 MR. WINTERS: By my count and -- I have</p>	<p style="text-align: right;">Page 63</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 63</p> <p>2 21 trees removed.</p> <p>3 MR. MLENAK: And how many planted?</p> <p>4 MR. KULAK: Those trees currently serve</p> <p>5 as a visual buffer between Donahue and the</p> <p>6 property, which lies below. So if I'm on</p> <p>7 Donahue in one of the residences, I'm</p> <p>8 probably looking at trees rather than</p> <p>9 buildings. Is that fair to say?</p> <p>10 MR. WINTERS: Yes. There's a view of</p> <p>11 trees from the Donahue side. Those 21 trees</p> <p>12 are not in one particular spot. They're</p> <p>13 scattered along the back. The application is</p> <p>14 removing 21, we are proposing 61, which</p> <p>15 includes a mixture of deciduous and evergreen</p> <p>16 trees. Most of the evergreens that we're</p> <p>17 proposing are along the back to provide an</p> <p>18 evergreen buffer in that area, which is most</p> <p>19 effected by those removals.</p> <p>20 MR. KULAK: Okay, thank you.</p> <p>21 MR. BONGIORNO: How big would the</p> <p>22 evergreens be?</p> <p>23 MR. WINTERS: Initial planting height</p> <p>24 of those are in the 6 to 8-foot range. The</p> <p>25 plants we selected have a more rapid growth</p>
<p style="text-align: right;">Page 64</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 64</p> <p>2 rate of a foot to two a year initially, so in</p> <p>3 the exhibit I had put up a moment ago, which</p> <p>4 I could bring back up, A-3...</p> <p>5 And this is a good moment just to talk</p> <p>6 about that. We are showing at the rear of</p> <p>7 this building, and this is an estimated</p> <p>8 15-foot height at about five years of growth</p> <p>9 for this particular species.</p> <p>10 MR. BONGIORNO: Half size of the</p> <p>11 building.</p> <p>12 MR. WINTERS: Not yet, but they are</p> <p>13 being planted at a higher elevation. They'll</p> <p>14 be at the top of the retaining wall, so at</p> <p>15 this point they may only be -- where we've</p> <p>16 drawn this we're only a three-foot retaining</p> <p>17 wall. Where we have a six-foot retaining</p> <p>18 wall these may be 15 feet at that point, but</p> <p>19 at this point it's effectively 18; at this</p> <p>20 point it's effectively 21 feet. So it's</p> <p>21 helping to absorb some of that visual from</p> <p>22 Donahue Road.</p> <p>23 MR. BONGIORNO: Thank you.</p> <p>24 MR. WINTERS: In light and</p> <p>25 consideration of the non-compliances we are</p>	<p style="text-align: right;">Page 65</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 65</p> <p>2 looking at with some of the provisions of the</p> <p>3 landscape standards of the township, I do</p> <p>4 want to offer that subject to approval of the</p> <p>5 application we're certainly willing to review</p> <p>6 this matter further with the planner and try</p> <p>7 to see ways we can -- opportunities and ways</p> <p>8 we can maximize the plantings on this</p> <p>9 property, and try to be more compliant with</p> <p>10 those provisions.</p> <p>11 Having established that, I do want to</p> <p>12 turn back to talking about utilities and</p> <p>13 storm water a little bit. For that, I'm just</p> <p>14 going to put A-2 back up, because it's more</p> <p>15 useful for that.</p> <p>16 MR. FOOSE: We're back at A-2?</p> <p>17 MR. MLENAK: Yes.</p> <p>18 MR. WINTERS: A-2. The A-3 was just</p> <p>19 relevant to the landscape discussion, which</p> <p>20 we're going to talk about utilities for a</p> <p>21 moment.</p> <p>22 Our project will propose utility</p> <p>23 services to this building, including</p> <p>24 electric, telecommunications, gas, water, and</p> <p>25 sanitary sewer. All services will be</p>

17 (Pages 62 to 65)

<p style="text-align: right;">Page 66</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 66</p> <p>2 provided from the Donahue Road side of the</p> <p>3 property, which is consistent with how</p> <p>4 they're provided today.</p> <p>5 Overall for these kinds of facilities,</p> <p>6 there is typically reduced amounts for water</p> <p>7 and sewer, which we've calculated versus the</p> <p>8 office use that's existing.</p> <p>9 Our project is designed to address</p> <p>10 storm water management as outlined in the</p> <p>11 storm water report submitted with this</p> <p>12 application. On the basis that our project</p> <p>13 will disturb more than acre we qualify as a</p> <p>14 major development under the DEP storm water</p> <p>15 management regulations. So for that reason,</p> <p>16 we've analyzed and evaluated the site to</p> <p>17 comply with those rules.</p> <p>18 There will be a decrease in parking</p> <p>19 lots, which is a benefit, because that's</p> <p>20 typically associated with an improvement in</p> <p>21 water quality. We are exchanging parking lot</p> <p>22 for building on this application to the</p> <p>23 extent that we're actually going to be</p> <p>24 increasing existing impervious cover with</p> <p>25 additional building.</p>	<p style="text-align: right;">Page 67</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 67</p> <p>2 The total increase -- I'm sorry. In</p> <p>3 addition to maintaining our existing storm</p> <p>4 water basin, which I mentioned earlier, which</p> <p>5 is on the east side of the site, in order to</p> <p>6 ensure we account for the additional runoff</p> <p>7 from those impervious surfaces, we'll be</p> <p>8 proposing a pervious pavement system in this</p> <p>9 parking area here. That's the green colored</p> <p>10 part of the parking lot here as opposed to</p> <p>11 the regular asphalt pavement sections, and</p> <p>12 that'll be sized to provide additional</p> <p>13 quantity control, attenuation of flows before</p> <p>14 they're discharged from the site.</p> <p>15 Our system is designed to meet the</p> <p>16 current DEP green infrastructure standards,</p> <p>17 that is an approved green infrastructure best</p> <p>18 management practice. So we can comply with</p> <p>19 the quantity control requirements, and all</p> <p>20 other requirements in our report are note as</p> <p>21 addressed. We don't have any further</p> <p>22 obligation to meet the water quality by</p> <p>23 virtue of the reduction in vehicular pavement</p> <p>24 surfaces.</p> <p>25 The site will also conclude a storm</p>
<p style="text-align: right;">Page 68</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 68</p> <p>2 sewer conveyance system throughout to collect</p> <p>3 water from the paved surfaces, also from the</p> <p>4 roof drains of the building, which will</p> <p>5 mostly be -- will maintain existing drainage</p> <p>6 patterns, and a majority of those are going</p> <p>7 in the direction of our existing and now our</p> <p>8 proposed retention system on the east side of</p> <p>9 the site.</p> <p>10 I do want to talk briefly about traffic</p> <p>11 generation for this project.</p> <p>12 MR. VESCIO: Can I ask on the storm</p> <p>13 water system?</p> <p>14 MR. WINTERS: Sorry, yes. If you have</p> <p>15 questions for --</p> <p>16 MR. VESCIO: Yes. So what is the --</p> <p>17 the retention basin. What's the elevation</p> <p>18 for the retention basin?</p> <p>19 MR. WINTERS: The elevation of the</p> <p>20 existing or the proposed?</p> <p>21 MR. VESCIO: The proposed.</p> <p>22 MR. WINTERS: The proposed.</p> <p>23 MR. VESCIO: Yes, where your pipes</p> <p>24 discharge into your retention basin.</p> <p>25 MR. WINTERS: So the surface of this is</p>	<p style="text-align: right;">Page 69</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 69</p> <p>2 in the 132-and-a-half to 134-and-a-half</p> <p>3 range. Then we have a layer of the pavers,</p> <p>4 stone underneath that. The discharge</p> <p>5 elevation for that is set to ensure that we</p> <p>6 have positive drainage to the retention</p> <p>7 system, the existing basin. So there will be</p> <p>8 piping in this direction so that way</p> <p>9 everything continues to drain towards the</p> <p>10 eastern part of the site.</p> <p>11 MR. VESCIO: Okay. And the eastern</p> <p>12 part of the site is more of the high point of</p> <p>13 the site?</p> <p>14 MR. WINTERS: The eastern part is --</p> <p>15 the grade on 22 is a little higher here, but</p> <p>16 compared to this part of the site everything</p> <p>17 drains in the --</p> <p>18 MR. VESCIO: Right. So what's the --</p> <p>19 do you have the pipe invert elevation of</p> <p>20 discharging into the...</p> <p>21 MR. WINTERS: I may have a sheet with</p> <p>22 that on it, if you bear with me for a moment.</p> <p>23 The invert out of the underground</p> <p>24 detention portion of the impervious pavements</p> <p>25 is 128 -- excuse me 129.0.</p>

18 (Pages 66 to 69)



<p style="text-align: right;">Page 70</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 70</p> <p>2 MR. VESCIO: Okay. And then on the</p> <p>3 west end of the site where it exists onto</p> <p>4 US 22, what's the elevation there? The</p> <p>5 roadway elevation, your impervious surface.</p> <p>6 MR. WINTERS: The roadway elevation at</p> <p>7 Route 22 is about 118/117.</p> <p>8 MR. VESCIO: So it's ten feet lower</p> <p>9 than the retention basin.</p> <p>10 MR. WINTERS: As currently designed, a</p> <p>11 portion of the site in its existing</p> <p>12 condition.</p> <p>13 MR. VESCIO: So all that water on that</p> <p>14 side that's lower than the retention basin,</p> <p>15 where is all that water going?</p> <p>16 MR. WINTERS: Much of that water</p> <p>17 directly discharges towards Route 22 today.</p> <p>18 The DOT only permits storm water to continue</p> <p>19 in the direction of flow, so for portions</p> <p>20 that currently drain in that direction</p> <p>21 towards that driveway they're going to do so</p> <p>22 in the proposed condition. We're not</p> <p>23 increasing that. We're maintaining existing</p> <p>24 drainage patterns.</p> <p>25 MR. BONGIORNO: Question: If it rains</p>	<p style="text-align: right;">Page 71</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 71</p> <p>2 an inch an hour for 6 or 7 hours, will that</p> <p>3 detention basin be able to accommodate that</p> <p>4 without overflowing?</p> <p>5 MR. WINTERS: Our basins are designed</p> <p>6 with the standards to account for all storms</p> <p>7 up to the 100-year frequency, which is the</p> <p>8 one percent chance storm, which itself is a</p> <p>9 24-hour duration storm with -- right now our</p> <p>10 requirements are more than eight inches over</p> <p>11 that time period. High intensity storms are</p> <p>12 considered in water quantity calculations,</p> <p>13 but what I can offer is the design does</p> <p>14 comply with the requirements in place, and</p> <p>15 since we're under the current storm water</p> <p>16 rules that includes the current iteration of</p> <p>17 the storm water regulations in place.</p> <p>18 They're more restrictive than prior.</p> <p>19 MR. BONGIORNO: I'm not an engineer, so</p> <p>20 I'm not sure I understand. So if it rains an</p> <p>21 inch an hour for 6 or 7 hours, will that</p> <p>22 detention basin accommodate that?</p> <p>23 MR. WINTERS: If it falls within one of</p> <p>24 the approved storms, it can accommodate</p> <p>25 what's in the design storms. I know that's</p>
<p style="text-align: right;">Page 72</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 72</p> <p>2 half of an answer, but the simple answer is</p> <p>3 the standards for design we comply with</p> <p>4 those.</p> <p>5 As I noted, 100-year storm, there's</p> <p>6 more than eight inches over a 24-hour period.</p> <p>7 MR. WISNIEWSKI: We could sort of -- I</p> <p>8 guess -- I guess what Mr. Winters is trying</p> <p>9 to get at is that the way the designs are</p> <p>10 configured or established utilizing the NRCS</p> <p>11 standards, as well as the NJ DEP standards,</p> <p>12 are that the basins are designed to</p> <p>13 accommodate the volume of a 100-year design</p> <p>14 storm, which is over a 24-hour period. That</p> <p>15 assumes that during that 24-hour period you</p> <p>16 are releasing some of that water at the same</p> <p>17 time it may be coming into the basin.</p> <p>18 There's a potential -- which I can't speak to</p> <p>19 this directly, and Mr. Winters probably can't</p> <p>20 either, that if you get that six inches in an</p> <p>21 hour or six hours, it's possible that it</p> <p>22 might not be able to retain that and you</p> <p>23 might have a situation where there's an</p> <p>24 emergency spillway that comes into effect in</p> <p>25 that outlet control structure. And, you</p>	<p style="text-align: right;">Page 73</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 73</p> <p>2 know, full disclosure, I did not review the</p> <p>3 storm water in depth, Mr. Burr did. But he</p> <p>4 reviewed it and per the standards that are in</p> <p>5 place at this time for the township, as well</p> <p>6 as for the state, and it does meet those</p> <p>7 requirements.</p> <p>8 Now, to speak to the capability of the</p> <p>9 system to capture water in a Hurricane Ida</p> <p>10 type situation, I can't really say that it</p> <p>11 would do that. I think that's what</p> <p>12 Mr. Winters is also trying to say, that we</p> <p>13 can't really say what would work or function</p> <p>14 in that way.</p> <p>15 Now, looking at the plan, and as the</p> <p>16 testimony is continuing, I'm not seeing where</p> <p>17 the provision for the emergency spillway is</p> <p>18 on this existing basin, and maybe that's</p> <p>19 something that would have to be explored</p> <p>20 further if that hasn't been sort of fully</p> <p>21 vetted out in the redesign of the site. And</p> <p>22 that could be something that would sort of</p> <p>23 mitigate those worse-case scenarios that</p> <p>24 might occur where the basin is inundated to</p> <p>25 the point where the outlet control structure,</p>

19 (Pages 70 to 73)

<p style="text-align: right;">Page 74</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 74</p> <p>2 that box that lets the water out towards the</p> <p>3 intersection of Donahue and Route 22, if the</p> <p>4 rate of water coming into it exceeds the rate</p> <p>5 of water that can be released out of it, then</p> <p>6 you're going to have an inundation situation</p> <p>7 where the water overflows. And the question</p> <p>8 is how is that water being managed. I</p> <p>9 couldn't speak to that right now.</p> <p>10 MR. FOOSE: And I think Mr. Vescio also</p> <p>11 hit the nail on the head where the basin is</p> <p>12 at 129 feet elevation, and the western most</p> <p>13 point at which Route 22 lies is 118, and --</p> <p>14 listen, I know that the state DEP has the</p> <p>15 requirements and I understand you're going to</p> <p>16 design something that meets those</p> <p>17 requirements and not anything more, because</p> <p>18 why do you have to. But at a certain point</p> <p>19 it goes back to 2019 where we did lose</p> <p>20 multiple residents in a flood. I don't know.</p> <p>21 I think Mr. Vescio has a very valid question,</p> <p>22 you know, about the 118 versus the 129. Your</p> <p>23 basin is above the lowest point at which the</p> <p>24 flooding did happen a quarter mile to the</p> <p>25 west of this property. So maybe you could</p>	<p style="text-align: right;">Page 75</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 75</p> <p>2 answer both of our questions, and</p> <p>3 Mr. Vescio's questions, in how is this site</p> <p>4 better than it was previously. And how do we</p> <p>5 protect residents in one of these storms that</p> <p>6 Mr. Bongiorno mentioned where we do have 24</p> <p>7 hours of inundated rain.</p> <p>8 MR. WINTERS: Thank you for that</p> <p>9 clarification, and it's a good question.</p> <p>10 It's a difficult question to answer on the</p> <p>11 design side, which is why I'm pinned into</p> <p>12 saying we've designed it per the standards,</p> <p>13 because to just stay it's a design for this</p> <p>14 is difficult to answer if it's not what the</p> <p>15 standard is. So I apologize if that's not a</p> <p>16 satisfactory of an answer as I'd like it to</p> <p>17 be.</p> <p>18 But what have we done differently from</p> <p>19 what's there today is a good question. I</p> <p>20 could start with that. One thing that's</p> <p>21 changed since the time that this site was</p> <p>22 originally constructed is all the storm water</p> <p>23 management rules are in effect since 2004.</p> <p>24 MR. BONGIORNO: Pull the mic closer.</p> <p>25 MR. WINTERS: Thank you.</p>
<p style="text-align: right;">Page 76</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 76</p> <p>2 All of the storm water management rules</p> <p>3 that have gone into effect since 2004 have</p> <p>4 required more rigorous measures to account</p> <p>5 for storm water runoff, water quality, and</p> <p>6 all these components, where when this was</p> <p>7 originally designed that might not have been</p> <p>8 the case. Regardless, we're obligated to</p> <p>9 ensure we're addressing reductions in</p> <p>10 quantity, which is why we have the need for</p> <p>11 additional storage. We're increasing</p> <p>12 impervious cover on the site by tenth of an</p> <p>13 acre, but we're putting in -- it might not</p> <p>14 look like much, but there's quite a bit of</p> <p>15 storage under here including chambers that</p> <p>16 are storing runoff from this roof that is</p> <p>17 part of the system; the system has chambers</p> <p>18 as well as stone in it. The elevations may</p> <p>19 be a little confusing, and I could certainly</p> <p>20 understand why. In the existing condition as</p> <p>21 part of the site is developed, it drains this</p> <p>22 way. The existing driveway, much like this</p> <p>23 proposed access, runs at a lower grade. It</p> <p>24 comes down quicker. And this little portion</p> <p>25 of the site on this side, in the existing</p>	<p style="text-align: right;">Page 77</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 77</p> <p>2 condition, proposed condition that discharges</p> <p>3 right to 22, and we're not increasing what's</p> <p>4 going to 22 as a result of this application.</p> <p>5 Everything going this way, we're going to</p> <p>6 deal with in accordance with the rules and to</p> <p>7 the proper design standards for that, which</p> <p>8 is why we have the additional storage.</p> <p>9 MR. FOOSE: Mr. Winters, there's no</p> <p>10 pumps in this plan.</p> <p>11 MR. WINTERS: No, there's no need --</p> <p>12 MR. FOOSE: So basically anything at</p> <p>13 129 feet or above is going towards your</p> <p>14 basin, correct?</p> <p>15 MR. WINTERS: Anything higher than that</p> <p>16 is going to the basin, it connects in the</p> <p>17 systems on the eastern side, which are at a</p> <p>18 lower elevation, and we're detaining the</p> <p>19 water so that way it could get out. The</p> <p>20 exception here is that this pocket of the</p> <p>21 site, beyond this point, we're at elevations</p> <p>22 134, 132, 130. From about here down is where</p> <p>23 we get to a point lower than that, and once</p> <p>24 we get beyond a high point there's a portion</p> <p>25 of the site that does drain directly to</p>

20 (Pages 74 to 77)

<p style="text-align: right;">Page 78</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 78</p> <p>2 Route 22. So that doesn't influence this</p> <p>3 system. This system continues to function to</p> <p>4 take the majority of the site in the</p> <p>5 direction. And, again, we're matching</p> <p>6 drainage patterns, because that's what's</p> <p>7 obligated to us. DOT, in particular,</p> <p>8 requires we match drainage patterns, so we</p> <p>9 have designed in accordance with that.</p> <p>10 So to your point, we're improving the</p> <p>11 site by providing additional storage of storm</p> <p>12 water in this part of the site, so we could</p> <p>13 hold back, attenuate those flows, meet the</p> <p>14 required reductions and peak rate of runoff;</p> <p>15 things that are required under the rules.</p> <p>16 MR. MLENAK: And, Paul, your comment</p> <p>17 just now in response to the Chairman's</p> <p>18 question that pumps aren't necessary is</p> <p>19 because just that. The pumps would only be</p> <p>20 required if you're servicing the drainage at</p> <p>21 the lower elevation on the west side, which</p> <p>22 you're not, because that's an existing</p> <p>23 condition that's unaffected by our proposed</p> <p>24 building.</p> <p>25 MR. WINTERS: Yes, that's a correct</p>	<p style="text-align: right;">Page 79</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 79</p> <p>2 conclusion from that, so, yes.</p> <p>3 MR. WISNIEWSKI: Just to add to that,</p> <p>4 Mr. Chairman, if I could. Just to touch on</p> <p>5 the DOT coordination on this project, have</p> <p>6 you already filed with the DOT and have they</p> <p>7 approved the proposed drainage configuration,</p> <p>8 the drainage patterns that are being, you</p> <p>9 know, put forward on the plan?</p> <p>10 MR. WINTERS: We're preparing a -- I</p> <p>11 was just about to get to my traffic testimony</p> <p>12 and what I was going to note was we're</p> <p>13 actually going to be preparing a letter of no</p> <p>14 interest based upon trip generation and the</p> <p>15 fact that we're not altering driveways. We</p> <p>16 will comply with the storm water provisions</p> <p>17 as DOT requires us on this. Obviously, if we</p> <p>18 change something, they would need to approve</p> <p>19 that.</p> <p>20 MR. WISNIEWSKI: And then, I guess,</p> <p>21 just to add to that. Just to confirm, the</p> <p>22 entire roof area will be managed by the new</p> <p>23 additions to the system. None of the roof</p> <p>24 areas are discharging to the roads.</p> <p>25 MR. WINTERS: That is correct. So the</p>
<p style="text-align: right;">Page 80</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 80</p> <p>2 roads are impervious, it's all going to be</p> <p>3 managed through the basin on this side of the</p> <p>4 site. So we're capturing all of that water.</p> <p>5 MR. MLENAK: Go ahead.</p> <p>6 MR. WINTERS: I'd like to proceed with</p> <p>7 the traffic, unless we need to touch up on</p> <p>8 anything else.</p> <p>9 MR. FOOSE: Are there any more Board</p> <p>10 questions on waste water and drainage?</p> <p>11 Board professionals, are you good</p> <p>12 moving on?</p> <p>13 MS. DOYLE: I have questions, but they</p> <p>14 don't relate to drainage.</p> <p>15 MR. FOOSE: I just want to handle</p> <p>16 drainage right now and waste water. I just</p> <p>17 want to make sure we're all satisfied,</p> <p>18 because this is very important to everyone</p> <p>19 here I know.</p> <p>20 MR. VESCIO: Mr. Chairman, I would just</p> <p>21 like to comment that after a major rainstorm</p> <p>22 maybe, like, once a year there is actually</p> <p>23 debris that's brought down Donahue and</p> <p>24 actually Vosseller to the east of this site.</p> <p>25 It's not a 5-year, 10-year reoccurrence; it's</p>	<p style="text-align: right;">Page 81</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 81</p> <p>2 actually a fairly -- you know, one-year storm</p> <p>3 is pretty much the interval, but that is</p> <p>4 something. So is the applicant aware of that</p> <p>5 condition on the site?</p> <p>6 MR. WINTERS: I'm not personally aware</p> <p>7 of that condition. It is possible to have</p> <p>8 higher intensities with shorter duration</p> <p>9 storms, like a water quality event that may</p> <p>10 make that happen. A summer storm tends to</p> <p>11 move things more than you might expect them</p> <p>12 to, so that observation doesn't surprise me,</p> <p>13 but I wasn't specifically aware of that</p> <p>14 condition here.</p> <p>15 MR. FRESCO: So then the retention</p> <p>16 basin doesn't factor in any runoff coming off</p> <p>17 the mountain? Is that what you're saying?</p> <p>18 It's only factoring in runoff from the site?</p> <p>19 I mean, it's a mountain there. You know, we</p> <p>20 talked about the slope a little bit.</p> <p>21 MR. WINTERS: It's primarily our site.</p> <p>22 In our storm water report that we submitted</p> <p>23 we delineated contributory areas to the</p> <p>24 different parts of the site. I'm aware that</p> <p>25 there are some inlets along Donahue Road, an</p>

21 (Pages 78 to 81)

1 - CHIMNEY ROCK SELF STORAGE - 82  
 2 existing condition that pick up some of that  
 3 on Donahue Road. Anything that we delineated  
 4 that was outside of that may actually be in  
 5 our numbers if it contributes to our site.

6 MR. FRESCO: But you said earlier I  
 7 believe, correct me if I'm wrong, that the  
 8 rear of the building you have drainage coming  
 9 off of the retaining wall.

10 MR. WINTERS: We have proposed -- yes,  
 11 right. On this part of the site here. In  
 12 this part of the site underneath the fire  
 13 access at the back, we have some inlets here.  
 14 That's still on our site, that's still  
 15 draining water from our site. And those  
 16 connecting to the detention system on this  
 17 side of the site.

18 MR. FOOSE: Just so the members of the  
 19 public know, all of this testimony you'll be  
 20 able to ask questions on after he's complete.  
 21 We just wanted to make sure that the Board  
 22 got all their questions about waste water,  
 23 but after he's finished -- Mr. Winters is  
 24 finished any member of the public can ask  
 25 questions on anything that he's testified on.

1 - CHIMNEY ROCK SELF STORAGE - 83  
 2 Thank you, Mr. Winters. If you want to  
 3 move onto traffic.

4 MR. WINTERS: My pleasure, certainly.  
 5 We evaluated the traffic generation of  
 6 the existing office use versus our proposed  
 7 storage facility, and we've calculated  
 8 vehicle trips based upon the Institute of  
 9 Transportation Engineers Trip Generation  
 10 Manual, current edition.

11 We determined, based upon that, that  
 12 this development will result on a net  
 13 reduction in peak period trips and total  
 14 vehicle trips during the weekday daily, the  
 15 a.m. peak hour and p.m. peak hour. So in  
 16 short, this type of use has a lesser demand  
 17 than the office use and the amount of office  
 18 proposed versus the proposed amount of the  
 19 self-storage facility. The exception to that  
 20 is during the Saturday daily and peak hour,  
 21 there are minor increases, since at that  
 22 point on a weekend and offices less of a  
 23 traffic generator than a self-storage  
 24 facility where at that time people would be  
 25 coming to this kind of a facility. That

1 - CHIMNEY ROCK SELF STORAGE - 84  
 2 said, the additional Saturday trips fall well  
 3 below the threshold associated with what the  
 4 Department of Transportation defines as a  
 5 significant increase in traffic under the  
 6 State Access Management Code. So overall  
 7 there's a net improvement during the weekday  
 8 and a slight increase on the weekends.

9 MR. FOOSE: Mr. Winters, what hours is  
 10 this going to be operating to generate this  
 11 trip testimony that you're giving? Is it a  
 12 24-hour facility? Is it a 9:00 to 5:00  
 13 facility?

14 MR. WINTERS: It is not a 24-hour, and  
 15 I'm going to allow the operator to actually  
 16 give some testimony on that.

17 MR. FOOSE: You have to give us what  
 18 this data you just gave us was predicated on.

19 MR. WINTERS: Well, the data given  
 20 here, regardless of the hours of operation,  
 21 the ITE establishes peak flow --

22 MR. FOOSE: What's ITE?

23 MR. WINTERS: The institute for  
 24 Transportation Engineers. They establish  
 25 criteria, rates related to different uses in

1 - CHIMNEY ROCK SELF STORAGE - 85  
 2 different parts of the country. And with  
 3 that information we can estimate what would  
 4 happen in the peak a.m. period, which is  
 5 generally 7:30 to 9:30 as defined under  
 6 the -- the way they run these kind of traffic  
 7 analyses. Or the p.m. peak period, generally  
 8 4:30 to 6:30 range. The weekends, the  
 9 Saturday peak is generally 11:00 a.m. to  
 10 2:00 p.m. Now, that's not --

11 MR. FOOSE: Mr. Winters, what are the  
 12 hours of this facility, so the Board can  
 13 weigh this testimony that you just gave us.  
 14 And if you don't know, you could say you  
 15 don't know.

16 MR. MLENAK: If you don't know --

17 MR. WINTERS: My understanding is we're  
 18 open, but I'm going to allow the applicant's  
 19 operator to speak about that.

20 MR. FOOSE: So you don't know?

21 MR. WINTERS: Definitely, no.

22 MR. FOOSE: Is the applicant here?

23 MR. MLENAK: Yeah. We can bring up  
 24 Matt. He's been sworn in. Why don't you  
 25 give the Board the hours of operation.

1 - CHIMNEY ROCK SELF STORAGE - 86  
 2 MR. OLLER: Before you do, just state  
 3 your name for the record please; identify  
 4 yourself.  
 5 MR. LANG: Hello. Matthew Lang.  
 6 Cofounder and CEO of Snapbox Self Storage.  
 7 So as it relates to hours of access and  
 8 operating hours, the site will be open for  
 9 customer use from 6:00 a.m. to 9:00 p.m.,  
 10 7 days a week; the office hours, which will  
 11 be staffed by 1 to 2 employees, will be open  
 12 9:00 a.m. to 6:00 p.m., Monday through  
 13 Friday; and on Saturdays from roughly  
 14 10:00 a.m. to 2:00 p.m.; closed on Sunday.  
 15 MR. FOOSE: So you're not a 24-hour  
 16 facility.  
 17 MR. LANG: No. And we typically --  
 18 when we're coming into new locations we match  
 19 the market. In this market the standard  
 20 hours for access across every location in the  
 21 area are 6:00 a.m. to 9:00 p.m.  
 22 MR. FOOSE: Someone storing things in  
 23 your facility and they get a code key or an  
 24 access code; at 9:01 p.m. they will not be  
 25 able to access this facility?

1 - CHIMNEY ROCK SELF STORAGE - 88  
 2 than, what, five percent of the people are  
 3 there at the peak time, trying to get to  
 4 their storage units? Is that fair to say or  
 5 am I misquoting what you said?  
 6 MR. WINTERS: No. We do believe that  
 7 the proposed spaces, the 19 count, is  
 8 adequate for customers and for staff.  
 9 MR. MLENAK: Just to --  
 10 MR. WINTERS: For this type of use.  
 11 MR. MLENAK: Just to clarify the  
 12 response. The standard that you use to  
 13 calculate the peak traffic movements and the  
 14 standard that you used to calculate the  
 15 sufficient parking spaces are both provided  
 16 by the same institute. Is that correct?  
 17 MR. WINTERS: In this instance it is  
 18 correct, because we relied upon the ITE for  
 19 the parking requirement as well.  
 20 MR. KULAK: So as you would use that  
 21 data, they would say that given that there  
 22 are 876 units you only need 19 spaces, is  
 23 that what you found to be true?  
 24 MR. WINTERS: From our experience and  
 25 from our review of the ITE, yes. The

1 - CHIMNEY ROCK SELF STORAGE - 87  
 2 MR. LANG: That's correct.  
 3 MR. BONGIORNO: Are there going to be  
 4 gates that prevent people from driving in or  
 5 how does that work?  
 6 MR. LANG: On this facility there are  
 7 no gates, but all exterior doors have key  
 8 pads, and each customer has an individual  
 9 code that they access.  
 10 MR. BONGIORNO: So as the Chairman just  
 11 stated, if someone comes in after nine the  
 12 key pad won't allow them access?  
 13 MR. LANG: That's correct.  
 14 MR. BONGIORNO: Thank you.  
 15 MR. KULAK: If I may ask a question  
 16 about your traffic testimony. You were  
 17 saying that you use a standard -- you kind of  
 18 do the analysis and say this will be  
 19 consistent with the standard based on the  
 20 type of facility that it is. You had  
 21 outlined earlier that there were 876 units  
 22 and there were 19 parking spaces, and during  
 23 the peak times your belief is that 19 parking  
 24 spaces are more than adequate. So I'm  
 25 guessing that fewer than ten percent, fewer

1 - CHIMNEY ROCK SELF STORAGE - 89  
 2 applicant may also be able to speak -- excuse  
 3 me. Operator may also be able to speak to  
 4 his experience of these facilities, as it's  
 5 his experience, with a little more background  
 6 than that.  
 7 MR. KULAK: So we'll get that testimony  
 8 at a later time indicating that they believe  
 9 the 19 spaces are adequate for 876 units.  
 10 MR. FRESCO: Let me just jump in,  
 11 because it's a question I'm saving for later,  
 12 but you brought it up. You did state,  
 13 though, that there are loading areas. Did  
 14 you not? Surrounding the building.  
 15 MR. WINTERS: Yes, there are. And  
 16 those -- if I were to consider that as well  
 17 in addition to the 19 physical spaces we  
 18 have, we have a couple of loading areas; two  
 19 on the west side of the side, and a  
 20 stripe-load area on the front. So there is a  
 21 little overflow room if we felt it was  
 22 necessary, but that is there. So thank you  
 23 for pointing that out.  
 24 MR. FRESCO: So just because we're on  
 25 it, I'll cover it now.

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<p>1 - CHIMNEY ROCK SELF STORAGE - 90</p> <p>2 So what's to prevent someone coming and</p> <p>3 using the front of the building or the</p> <p>4 Donahue Road side of the building? Can they</p> <p>5 park there and load?</p> <p>6 MR. WINTERS: Well, on the front</p> <p>7 side -- we can discuss this, but right now I</p> <p>8 don't have any specific provision that</p> <p>9 prevents that other than if it's enforced by</p> <p>10 the owner management of the building.</p> <p>11 MR. MLENAK: If I could clarify your</p> <p>12 question. You're talking about on the</p> <p>13 circulation road?</p> <p>14 MR. FRESCO: That's right.</p> <p>15 MR. MLENAK: Parking in front of the</p> <p>16 building on the circulation -- those are not</p> <p>17 going to be de-marked spaces, correct.</p> <p>18 MR. WINTERS: They will not be spaces.</p> <p>19 That's for circulation.</p> <p>20 MR. FRESCO: That's not a loading area?</p> <p>21 MR. WINTERS: It is not a loading area,</p> <p>22 and if anyone were to park there they would</p> <p>23 have to move at some point when another</p> <p>24 vehicle comes through, so it's not intended</p> <p>25 as parking.</p>	<p>1 - CHIMNEY ROCK SELF STORAGE - 91</p> <p>2 MR. KULAK: But there are exterior</p> <p>3 doors there to access the units?</p> <p>4 MR. WINTERS: The exterior doors are</p> <p>5 actually on the eastern face, and there is</p> <p>6 one door in that covered loading area on the</p> <p>7 west side. Those are the primary customer</p> <p>8 access points.</p> <p>9 MR. MLENAK: So somebody parking on</p> <p>10 that circulation road would have to --</p> <p>11 MR. WINTERS: It's an inconvenience for</p> <p>12 someone to park there. They would have to</p> <p>13 walk with whatever they're unloading or</p> <p>14 loading to that point as opposed to coming</p> <p>15 through the main entrance and being right</p> <p>16 next to the parking spaces.</p> <p>17 MR. KULAK: It's difficult for to</p> <p>18 visualize how customers will use the site,</p> <p>19 because all we see is a gray, whatever</p> <p>20 polygon that is, that fills the site almost</p> <p>21 completely compared to the footprint we had</p> <p>22 seen before, which is the existing structure.</p> <p>23 So we're trying to guess, because we don't</p> <p>24 know where people walk into the thing, how</p> <p>25 they gain access to the various units, and</p>
Page 92	Page 93
<p>1 - CHIMNEY ROCK SELF STORAGE - 92</p> <p>2 are there any exterior doors that I can open,</p> <p>3 because we don't know.</p> <p>4 MR. FRESCO: We think alike, John,</p> <p>5 because one of my other questions is: Are we</p> <p>6 going to get the elevations on the screen,</p> <p>7 because obviously we've got some black and</p> <p>8 white elevation images.</p> <p>9 MR. MLENAK: I was actually just going</p> <p>10 to suggest skipping ahead in the testimony,</p> <p>11 but these questions align themselves to that</p> <p>12 exhibit. We do have an exhibit that the</p> <p>13 architect is going to bring, which is a</p> <p>14 colored elevation, a colored rendering.</p> <p>15 MR. FRESCO: We could wait then.</p> <p>16 MR. MLENAK: We could wait for that and</p> <p>17 we could address those.</p> <p>18 MR. FRESCO: Fine. That's great, thank</p> <p>19 you.</p> <p>20 Just to clarify then again. So any</p> <p>21 loading areas are marked. There's no loading</p> <p>22 around the circ --</p> <p>23 MR. WINTERS: That's correct. The only</p> <p>24 permitted loading areas are the two spaces</p> <p>25 here, which are by an entry point to the</p>	<p>1 - CHIMNEY ROCK SELF STORAGE - 93</p> <p>2 building, which is at the cellar level of the</p> <p>3 building, because that's at the lower side of</p> <p>4 the building; and the two main entrance</p> <p>5 points here for customers, and that's where</p> <p>6 all the parking spaces are being proposed on</p> <p>7 that end of the building by the main</p> <p>8 entrance.</p> <p>9 MR. MLENAK: Again, when you see the</p> <p>10 elevations you'll see -- it'll be complete</p> <p>11 inconvenience for anybody to park anywhere</p> <p>12 else. You got to see that, though, I</p> <p>13 understand.</p> <p>14 MR. FRESCO: Perhaps. But my college</p> <p>15 kid comes home and she needs to put her stuff</p> <p>16 into storage, and the 18, 19 spots are</p> <p>17 filled, you know, and there's 800. I mean,</p> <p>18 it seems like maybe it isn't that much. You</p> <p>19 go run it in, I'll wait in the car kind of</p> <p>20 thing. I mean, I'm assuming that's part of</p> <p>21 this business model. Right? I mean,</p> <p>22 somebody is there and they go there, they</p> <p>23 want to get their stuff.</p> <p>24 MR. MLENAK: I think a lot of that will</p> <p>25 be addressed by the operations, that while</p>

24 (Pages 90 to 93)

<p style="text-align: right;">Page 94</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 94</p> <p>2 you have a unit count of that number, how</p> <p>3 frequently somebody accesses those units,</p> <p>4 really is quite different than what you would</p> <p>5 imagine. Hopefully that address --</p> <p>6 MR. WINTERS: Just to answer your other</p> <p>7 point, and as far as the feasibility of</p> <p>8 someone doing that on Donahue Road, that's</p> <p>9 even less -- that's even more discouraging</p> <p>10 than parking along the front here. Not only</p> <p>11 are you physically separated from it, you're</p> <p>12 on the other side of what's going to be this</p> <p>13 dense landscape screen we're providing.</p> <p>14 So you can't walk directly in without</p> <p>15 cutting through all that, so that alone is a</p> <p>16 deterrent besides the fact that it's a lot</p> <p>17 more convenient to come in here and if</p> <p>18 someone wanted to get in, wait their turn if</p> <p>19 they suddenly couldn't get a space for some</p> <p>20 reason. Though, again, we feel</p> <p>21 comfortable --</p> <p>22 MR. FRESCO: So final thing, final</p> <p>23 question from me at least. So these are not</p> <p>24 fire lanes? It's not like going, you know,</p> <p>25 to whatever Walmart and there's a big fire</p>	<p style="text-align: right;">Page 95</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 95</p> <p>2 lane around the building? Are these fire</p> <p>3 lanes are no?</p> <p>4 MR. WINTERS: They're currently not</p> <p>5 delineated as such, but we're no opposed to</p> <p>6 providing that kind of marking, if that's</p> <p>7 something that's desired or if the fire chief</p> <p>8 would want to see that here.</p> <p>9 MR. FOOSE: Basically whatever the</p> <p>10 chief wants, the fire marshal is going to put</p> <p>11 into writing. Yes. So I'm punting the whole</p> <p>12 thing, deferring to him.</p> <p>13 MR. WINTERS: We're certainly happy to</p> <p>14 work with him. We want to ensure we address</p> <p>15 all of his concerns, as well as everyone is.</p> <p>16 MR. BONGIORNO: You said all of the</p> <p>17 units are external doors?</p> <p>18 MR. WINTERS: No. The entry points --</p> <p>19 I pointed to the external entrances to the</p> <p>20 building. The actual storage units are</p> <p>21 interior to the building. I'm not aware of</p> <p>22 any exceptions of that. The architect and</p> <p>23 the next witnesses will be able to speak to</p> <p>24 that a little more specifically. I'm more</p> <p>25 focused on the exterior of the building.</p>
<p style="text-align: right;">Page 96</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 96</p> <p>2 MR. BONGIORNO: And the stairs to go up</p> <p>3 to the second and third level, where are</p> <p>4 those staircases?</p> <p>5 MR. WINTERS: I'll let the architect</p> <p>6 speak to that. Again, it's all interior.</p> <p>7 MR. BONGIORNO: Thank you.</p> <p>8 MR. WINTERS: Thank you.</p> <p>9 MR. VESCIO: I have a question on two</p> <p>10 spots there are for loading within the</p> <p>11 facility. What is the length of truck that</p> <p>12 can accommodate?</p> <p>13 MR. WINTERS: These are designed to</p> <p>14 accommodate -- I'll give you the exact length</p> <p>15 in a moment. We spoke with the operator and</p> <p>16 they will see -- some people like to use box</p> <p>17 trucks that don't exceed maybe 25 feet is</p> <p>18 what they see at their largest. They tend to</p> <p>19 be smaller than that and not in great</p> <p>20 frequency, and that's a reason to provide</p> <p>21 that besides the fact that we want to comply</p> <p>22 with the provision of loading spaces. The</p> <p>23 actual length -- I'm going to verify in my</p> <p>24 plan. I'll tell you the length of those</p> <p>25 spaces.</p>	<p style="text-align: right;">Page 97</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 97</p> <p>2 MR. VESCIO: Sure. And while you look</p> <p>3 at that, what would be the maximum length</p> <p>4 truck an individual with a standard</p> <p>5 automobile license could rent?</p> <p>6 MR. WINTERS: The two loading spaces on</p> <p>7 this end have a -- the spaces are striped at</p> <p>8 30 feet. There's a little room behind them,</p> <p>9 an additional six feet, but they can</p> <p>10 accommodate up to a 30-foot length truck.</p> <p>11 This loading space can accommodate up to a</p> <p>12 50-foot length truck, if they needed</p> <p>13 something that large, but that's, again,</p> <p>14 larger than what they typically see to</p> <p>15 accommodate at this kind of facility.</p> <p>16 And there was a question.</p> <p>17 MR. VESCIO: Yes. So for an individual</p> <p>18 with a standard automobile license, what</p> <p>19 would be the longest truck someone could</p> <p>20 rent?</p> <p>21 MR. MLENAK: If you know.</p> <p>22 MR. WINTERS: I unfortunately don't</p> <p>23 know the answer to that one.</p> <p>24 MR. MLENAK: You mean like a U-Haul?</p> <p>25 MR. VESCIO: Yes, exactly.</p>

25 (Pages 94 to 97)

<p style="text-align: right;">Page 98</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 98</p> <p>2 MR. WINTERS: If someone has a</p> <p>3 commercial license or something like that?</p> <p>4 MR. VESCIO: Not a commercial license,</p> <p>5 but just, you know, standard -- what length</p> <p>6 of truck would that be? I guess, would that</p> <p>7 loading dock accommodate the largest truck</p> <p>8 that an individual with a standard Class D</p> <p>9 license could rent?</p> <p>10 MR. WINTERS: I'm going to see if</p> <p>11 there's anything that the operator can offer</p> <p>12 on that. My expectation is we're</p> <p>13 accommodating the size they need, because</p> <p>14 this is a building they've reviewed and are</p> <p>15 content with, this provision, but I'll let</p> <p>16 them speak to whether there's any concerns --</p> <p>17 MR. VESCIO: Sure, thank you.</p> <p>18 MR. WINTERS: Yes, thank you.</p> <p>19 MR. WISNIEWSKI: Mr. Vescio, looks like</p> <p>20 the largest U-Haul is 26 feet.</p> <p>21 MR. VESCIO: Thank you.</p> <p>22 My other question is on the parking</p> <p>23 spot, the ordinance -- or we call for,</p> <p>24 generally, nine-and-a-half feet by 18 feet,</p> <p>25 you're proposing 9 feet by 18 feet. I mean,</p>	<p style="text-align: right;">Page 99</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 99</p> <p>2 for this type of facility, what are your</p> <p>3 thoughts on that for reducing kind of the</p> <p>4 size stall considering the activities that</p> <p>5 someone is performing with their car.</p> <p>6 MR. WINTERS: Understanding that's the</p> <p>7 standard for the nine-and-a-half in town --</p> <p>8 the nine-foot is, in most instances,</p> <p>9 including several other jurisdictions, the</p> <p>10 standard is the 9 by 18, so it's not a</p> <p>11 compact space by any stretch, but</p> <p>12 understanding it's less than required. I</p> <p>13 noted earlier one way that we're not</p> <p>14 concerned about that is because we're</p> <p>15 providing additional room at these front</p> <p>16 spaces, so if people have something larger</p> <p>17 they need to unload and they need the side</p> <p>18 doors for, they have that option. I also</p> <p>19 feel, since we do have more SUVs with the</p> <p>20 rear hatch, that's not as much of a</p> <p>21 limitation as it might have been with just a</p> <p>22 sedan loading, but at nine feet width we're</p> <p>23 not significantly narrow compared to a</p> <p>24 standard parking space. We're actually at a</p> <p>25 standard. It just happens to be -- it's</p>
<p style="text-align: right;">Page 100</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 100</p> <p>2 highlighted because it's a departure from the</p> <p>3 standard, and I just wanted to ensure that</p> <p>4 was noted.</p> <p>5 MR. MLENAK: In compliance with that</p> <p>6 would have resulted in more impervious?</p> <p>7 MR. WINTERS: To comply with that it</p> <p>8 would either require reduction in parking</p> <p>9 spaces under the current footprint, or some</p> <p>10 additional impervious coverage to accommodate</p> <p>11 the extra half foot per space. I have almost</p> <p>12 seven more feet of width on that -- on this</p> <p>13 side here, and that would be under the</p> <p>14 assumption that everyone showed up at the</p> <p>15 same time would have to open their doors,</p> <p>16 which is not necessarily what would happen.</p> <p>17 Other than that, just briefly wanted to</p> <p>18 touch on outside agency approvals that are or</p> <p>19 may be required for this application. We</p> <p>20 have already applied for and been granted</p> <p>21 approval from the Somerset County Planning</p> <p>22 Board. That was completed in July. And we</p> <p>23 have filed with the Somerset-Union Soil</p> <p>24 Conservation District and they also certified</p> <p>25 this. So these have been reviewed and found</p>	<p style="text-align: right;">Page 101</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 101</p> <p>2 to be consistent with their standards with</p> <p>3 any -- no comments or all comments addressed.</p> <p>4 We will be filing a letter of no interest</p> <p>5 application with the DOT. As I noted, we're</p> <p>6 not producing any traffic that achieves the</p> <p>7 level that would need of any other permits</p> <p>8 from the DOT, and we're not changing those</p> <p>9 driveways.</p> <p>10 Apart from that, I think we wanted to</p> <p>11 speak briefly about any other review letters.</p> <p>12 We did talk about the fire review letter up</p> <p>13 front. We did also receive a letter from --</p> <p>14 I have a copy of the letter from the sewer</p> <p>15 utility, which we have reviewed the letter of</p> <p>16 November 3rd from Mr. Genova, and we can</p> <p>17 comply with all comments noted in that</p> <p>18 letter. No objections to Mr. Genova's</p> <p>19 comments.</p> <p>20 We've also had an opportunity to review</p> <p>21 both the planner's report dated October 30th,</p> <p>22 and the engineer's report dated November 8th.</p> <p>23 We've spoken to some of those items in that</p> <p>24 letter through testimony. In general, we</p> <p>25 believe we can comply with -- as a condition</p>



<p style="text-align: right;">Page 102</p> <p>1           - CHIMNEY ROCK SELF STORAGE -     102</p> <p>2       of approval, we can comply with their</p> <p>3       conditions to their satisfaction.</p> <p>4       MR. FOOSE: Just to reiterate. So</p> <p>5       anything that you didn't mention that was</p> <p>6       brought up in either the engineer's or</p> <p>7       planner's report, you're going to comply with</p> <p>8       if you didn't mention it already</p> <p>9       specifically?</p> <p>10      MR. WINTERS: Yes.</p> <p>11      MR. MLENAK: So the comments that we're</p> <p>12      asking for testimony we believe we addressed</p> <p>13      them throughout the testimony. The comments</p> <p>14      making recommendations to the board or</p> <p>15      applicant, we are agreeing to.</p> <p>16      MR. FOOSE: Well, the good news is</p> <p>17      they're sitting right there, so you get to --</p> <p>18      MR. MLENAK: And I expect them to</p> <p>19      confirm that.</p> <p>20      MR. KULAK: Is there a list of the</p> <p>21      things that your testimony is relevant to?</p> <p>22      Because we have numerous requests for</p> <p>23      variance or design relief and so on. We're</p> <p>24      trying to follow along here, but the</p> <p>25      scorecard gets confusing. So maybe, just as</p>	<p style="text-align: right;">Page 103</p> <p>1           - CHIMNEY ROCK SELF STORAGE -     103</p> <p>2       a suggestion, if we started with, we're</p> <p>3       asking for 22 different things to be relieved</p> <p>4       from, and I'm going to provide testimony</p> <p>5       that'll cover 12 of them, and here they are,</p> <p>6       that would bring more clarity to the case</p> <p>7       that you're trying to present. Right now I</p> <p>8       don't know what those are, because I honestly</p> <p>9       have lost track. I don't expect that the</p> <p>10      members of the public were following along.</p> <p>11      If they are, then maybe they could explain it</p> <p>12      to me when they get up, but right now I'm not</p> <p>13      clear.</p> <p>14      MR. MLENAK: We could certainly do</p> <p>15      that, and I think Ms. Doyle's letter is a</p> <p>16      good place to do that. We could certainly go</p> <p>17      through it. I suspect for a number of these</p> <p>18      we'll be deferring to the planner's testimony</p> <p>19      for which to address, but for the Board's and</p> <p>20      public's benefit, to your point, we could</p> <p>21      certainly do that.</p> <p>22      MR. FOOSE: I think that would be</p> <p>23      helpful, because I've only been on this</p> <p>24      Board, you know, approaching a decade, and</p> <p>25      I've never seen these many variance requests</p>
<p style="text-align: right;">Page 104</p> <p>1           - CHIMNEY ROCK SELF STORAGE -     104</p> <p>2       in one case. Not a judgment; just a fact.</p> <p>3       MR. MLENAK: Sure. Sure.</p> <p>4       MS. DOYLE: Mr. Chairman?</p> <p>5       MR. FOOSE: Please.</p> <p>6       MS. DOYLE: In that -- do you want to</p> <p>7       do that now?</p> <p>8       MR. MLENAK: Sure.</p> <p>9       MS. DOYLE: In that discussion, if I</p> <p>10      might, oftentimes the design is created at</p> <p>11      the wishes of the owner, and the engineer</p> <p>12      does the design, and the planner is expected</p> <p>13      to make it work. The planner is expected to</p> <p>14      say it's reasonable, but that's not the</p> <p>15      reason the basis upon which a C-variance</p> <p>16      should be given. Based upon reasonable of --</p> <p>17      is it narrowness? Slopes? Are there</p> <p>18      wetlands that would present a person, for</p> <p>19      example, the designer to create 9.5-foot wide</p> <p>20      stall.</p> <p>21      So don't leave it -- don't throw it</p> <p>22      onto the planner to try to save the day. The</p> <p>23      engineer should, through all of these --</p> <p>24      other than the fact that you've got a unique</p> <p>25      geometry of the site, we know that, I'd like</p>	<p style="text-align: right;">Page 105</p> <p>1           - CHIMNEY ROCK SELF STORAGE -     105</p> <p>2       very much for the engineer to say it is not</p> <p>3       possible to provide the 50-foot conservation</p> <p>4       easement; it's not possible to design a lot</p> <p>5       coverage in accordance with the ordinance.</p> <p>6       Irrespective of the fact that his client</p> <p>7       doesn't want him to, we're talking about the</p> <p>8       land. We're not talking about the owner.</p> <p>9       We're talking about the land. And that's</p> <p>10      what I'm afraid might be missing in his</p> <p>11      statement, so if he could talk about it in</p> <p>12      those terms, and if I could have the right to</p> <p>13      interrupt that would be really helpful.</p> <p>14      MR. FOOSE: Scarlett, you always have</p> <p>15      the right to interpret no matter what.</p> <p>16      MS. DOYLE: Thank you.</p> <p>17      MR. MLENAK: Do you prefer to go</p> <p>18      through your letter or...</p> <p>19      MS. DOYLE: Well, I only have about</p> <p>20      eight items that I feel are not related to</p> <p>21      the conflicts of geometry. Maybe ten. So</p> <p>22      it's up to the Chair how...</p> <p>23      MR. FOOSE: Listen, I think you always</p> <p>24      bring incredible intelligence to these cases,</p> <p>25      and I'm very, very grateful, but at some</p>

27 (Pages 102 to 105)

<p style="text-align: right;">Page 106</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 106</p> <p>2 point, I agree with Mr. Kulak, that the</p> <p>3 scorecard is confusing. It's even more</p> <p>4 confusing for the members of the public that</p> <p>5 don't know the vernacular. So why don't we</p> <p>6 dig in. Why don't we first see if the Board</p> <p>7 has any additional questions on overall</p> <p>8 testimony. I know we spent a lot of time</p> <p>9 working on waste water, we talked about</p> <p>10 traffic, we talked about trip generation.</p> <p>11 At this time, before we go to our</p> <p>12 professionals, do any members of the Board</p> <p>13 have any questions on the testimony?</p> <p>14 Mr. Fresco, why don't we clean it up</p> <p>15 here and then we'll send it to our</p> <p>16 professionals.</p> <p>17 MR. FRESCO: Yeah, a couple of things.</p> <p>18 First, do you want to testify about</p> <p>19 the -- let me start here. Let's talk about</p> <p>20 the retaining wall in the back. At the</p> <p>21 highest how tall is the retaining wall in the</p> <p>22 rear?</p> <p>23 MR. WINTERS: We're approximately six.</p> <p>24 I could get you the highest from my plan.</p> <p>25 About six, I'll say that.</p>	<p style="text-align: right;">Page 107</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 107</p> <p>2 MR. FRESCO: Fine. What strikes me is,</p> <p>3 you know, we've got a neighborhood here,</p> <p>4 we've got a lot of homes; kids. You're right</p> <p>5 on this road, kids could play. Is there a</p> <p>6 fence? Is there any protective -- you know,</p> <p>7 I just worry about a kid falling off this</p> <p>8 thing. You know? Skateboarding back there.</p> <p>9 MR. WINTERS: There will be a fence at</p> <p>10 the top of the wall. Our building and the</p> <p>11 fire lane is on the low side of the wall,</p> <p>12 it's higher at the top of the wall, and</p> <p>13 there's a fence that's required to ensure we</p> <p>14 provide fall protection. That's a code</p> <p>15 requirement and we will have that. That</p> <p>16 fence is also going to be separated from</p> <p>17 Donahue by that landscape buffer; in between</p> <p>18 that and Donahue Road as well.</p> <p>19 MR. BONGIORNO: How tall is the fence?</p> <p>20 MR. WINTERS: The fence is going to be</p> <p>21 four feet.</p> <p>22 MR. FRESCO: You know, can we pull up</p> <p>23 the image of the slope again? Just, again, I</p> <p>24 want to talk about -- I couldn't find it in</p> <p>25 my packet.</p>
<p style="text-align: right;">Page 108</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 108</p> <p>2 MR. MLENAK: And for the transcript,</p> <p>3 that's Exhibit A-3.</p> <p>4 MR. FRESCO: A-3, thank you.</p> <p>5 You know, again, there's a neighborhood</p> <p>6 back there, you've got a giant flat roof, I'm</p> <p>7 trying to understand -- again, I'm trying to</p> <p>8 get clarity on these sets of trees. So from</p> <p>9 right to left we've got the building, we've</p> <p>10 got a small set of trees, then we've got some</p> <p>11 space, and then we've got some large trees.</p> <p>12 Can you just identify for us what is what?</p> <p>13 MR. WINTERS: This is a rough</p> <p>14 representation. There are trees that are</p> <p>15 along this side of the road. They're outside</p> <p>16 the right of way. They're over here. I just</p> <p>17 want to account for them in this just to</p> <p>18 understand what's there today, but there's a</p> <p>19 wooded area here. There's a house here that</p> <p>20 sits so far back it didn't even make the</p> <p>21 exhibit. And there's wooded areas that fall</p> <p>22 in the front of some or most of these houses.</p> <p>23 MR. FRESCO: Yeah, I was there, but,</p> <p>24 yes, okay. What are the bigger trees? Is</p> <p>25 that what you're saying? Those existing</p>	<p style="text-align: right;">Page 109</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 109</p> <p>2 trees, those are the big trees there in your</p> <p>3 image? Yes, that.</p> <p>4 MR. WINTERS: These are the existing</p> <p>5 trees.</p> <p>6 MR. FRESCO: Those are existing, okay.</p> <p>7 So your trees are the little ones at --</p> <p>8 you know, I realize at planting that's what</p> <p>9 your trees are, but, you know, I mean, you're</p> <p>10 showing three trees in a row, but, you know,</p> <p>11 the guy in his house, when he -- you know,</p> <p>12 when he looks out his window he may or may</p> <p>13 not see those trees, but he's potentially</p> <p>14 looking at the roof of your structure.</p> <p>15 Correct?</p> <p>16 MR. WINTERS: We provided an</p> <p>17 approximation of what a site line we think</p> <p>18 would be from the house back here, and we</p> <p>19 are -- from that elevation, you could see,</p> <p>20 we're hitting that corner, and that's looking</p> <p>21 almost level across we're at that corner of</p> <p>22 the building. Now, this height of the</p> <p>23 building isn't more than a couple feet</p> <p>24 higher. I think the existing is 22 feet and</p> <p>25 we're at 26 now. So there is an existing</p>

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<p style="text-align: right;">Page 110</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 110</p> <p>2 building of a similar height on the property.</p> <p>3 This is, of course, a bigger building as we</p> <p>4 noted. But, yes, for that view out, you're</p> <p>5 looking towards -- you'll see -- you have</p> <p>6 some of the existing trees may block some of</p> <p>7 that. We were going to be planting trees</p> <p>8 along the back, which will help further block</p> <p>9 some of that view. Here we show the very top</p> <p>10 of the building visible until maybe -- this</p> <p>11 is a five-year projected growth. Maybe 10</p> <p>12 years that starts to hide this a little bit</p> <p>13 more from that buffer.</p> <p>14 MR. MLENAK: What you -- to clarify</p> <p>15 what you just said. The difference in height</p> <p>16 between the existing building, understanding</p> <p>17 it's more narrow than the proposal, but the</p> <p>18 existing building and this is about four</p> <p>19 feet.</p> <p>20 MR. WINTERS: That's correct.</p> <p>21 MR. MLENAK: And the view that those</p> <p>22 residents have now beyond that building is a</p> <p>23 state highway.</p> <p>24 MR. WINTERS: Yes. So if I continue to</p> <p>25 look down the hill, just like today, if your</p>	<p style="text-align: right;">Page 111</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 111</p> <p>2 view is not blocked by a building today you</p> <p>3 see Route 22.</p> <p>4 MR. FRESCO: Okay, great.</p> <p>5 MR. WINTERS: Arguably, this building</p> <p>6 will actually block more of the view of</p> <p>7 Route 22, but that's a preference of what you</p> <p>8 want to see from up here, but it's just</p> <p>9 stating a fact that this is a bigger</p> <p>10 building.</p> <p>11 MR. FRESCO: I understand. Okay, can</p> <p>12 you -- and, you know, listen, 21 trees</p> <p>13 removed is, you know, something that, you</p> <p>14 know, was a headline frankly. So can you</p> <p>15 point out to us on here where -- roughly</p> <p>16 where the -- not all 21, but can you give us</p> <p>17 an idea of -- because we got a lot of</p> <p>18 families, a lot of neighbors here, and I darn</p> <p>19 well know if it was in my neighborhood I'd</p> <p>20 want to know exactly what trees are coming</p> <p>21 down.</p> <p>22 MR. WINTERS: I can actually show you a</p> <p>23 sheet from our site plan set, which is worth</p> <p>24 showing. It's part of the record. So as</p> <p>25 this is in the set, I assume we don't need an</p>
<p style="text-align: right;">Page 112</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 112</p> <p>2 exhibit number.</p> <p>3 MR. OLLER: This is what we have</p> <p>4 already?</p> <p>5 MR. MLENAK: We don't need an exhibit,</p> <p>6 but just identify -- this is what you have</p> <p>7 already, just identify the sheet number.</p> <p>8 MR. WINTERS: Yes. This is sheet 3 of</p> <p>9 12 of the preliminary and final site plan and</p> <p>10 use variance for Chimney Rock Self Storage,</p> <p>11 revised through July 31, 2023.</p> <p>12 We've identified trees that are going</p> <p>13 to be removed by putting an X through them.</p> <p>14 It's about 50/50. I would say about half of</p> <p>15 them are falling in this area, because this</p> <p>16 is where we're going to be expanding. The</p> <p>17 area of the building is going -- if you see</p> <p>18 this curve here, this curve -- I can roughly</p> <p>19 transcribe here. That's close to where the</p> <p>20 retaining wall is going to go. So the trees</p> <p>21 in the area will be affected by that</p> <p>22 construction; the trees in this area will be</p> <p>23 in the fire lane when it's constructed. With</p> <p>24 the configuration of the additional parking</p> <p>25 on this side of the site there's also some</p>	<p style="text-align: right;">Page 113</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 113</p> <p>2 trees over here. These are small in contrast</p> <p>3 in some of these areas, but there are trees</p> <p>4 that will be taken down on this side.</p> <p>5 So it's not all in one spot. We spread</p> <p>6 them out, but just to clarify, and this is</p> <p>7 where those trees will be removed, both that</p> <p>8 area and this area.</p> <p>9 MR. FRESCO: Thank you. Okay, thank</p> <p>10 you. Just one last thing. I think I can</p> <p>11 probably get this from the architect, but --</p> <p>12 so, again, the interest of those neighbors</p> <p>13 and those homes, are they going to be able to</p> <p>14 see people loading or no? I don't think they</p> <p>15 are, because are you saying most of the</p> <p>16 loading is just east end southwest?</p> <p>17 MR. WINTERS: Yes. The loading -- the</p> <p>18 identified loading space, the covered loading</p> <p>19 is going to be on Route 22 side of the</p> <p>20 building, so that's totally hidden by the</p> <p>21 building from the Donahue side if you're</p> <p>22 talking about that side of the building.</p> <p>23 There's the extra loading zone that'll be on</p> <p>24 the right side, which is actually on the</p> <p>25 Route 22 side of that parking lot between the</p>

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<p>1 - CHIMNEY ROCK SELF STORAGE - 114</p> <p>2 building and landscape we're proposing.</p> <p>3 Those don't fall on that view shed really</p> <p>4 from Donahue.</p> <p>5 MR. FRESCO: Okay. So there's no</p> <p>6 loading on Donahue side.</p> <p>7 MR. WINTERS: Correct.</p> <p>8 MR. FRESCO: But there is loading from</p> <p>9 Route 22 side. I see it now. I don't think</p> <p>10 I actually saw it. We'll see it more with</p> <p>11 the elevation in the bottom right corner</p> <p>12 there, that is a loading. So you're loading</p> <p>13 on 22 side in two spots; the bottom left</p> <p>14 corner and the front right corner.</p> <p>15 MR. WINTERS: Just to help answer that</p> <p>16 question, as I shuffle the exhibits once</p> <p>17 more, I'm back to A-2.</p> <p>18 MR. FRESCO: Actually, you're loading</p> <p>19 there too, so you got two loading bays on the</p> <p>20 left and there another --</p> <p>21 MR. WINTERS: These two loading bays</p> <p>22 and there's an open --</p> <p>23 MR. FRESCO: You can't tell me that</p> <p>24 there's people not going to park in front of</p> <p>25 that building. You're testifying that nobody</p>	<p>1 - CHIMNEY ROCK SELF STORAGE - 115</p> <p>2 is going to park in front of that building</p> <p>3 and load right there?</p> <p>4 MR. WINTERS: Well, it's certainly not</p> <p>5 intended for them to use the aisle in that</p> <p>6 way.</p> <p>7 MR. MLENAK: Where would the access --</p> <p>8 there's no access down there, is the</p> <p>9 testimony.</p> <p>10 MR. FRESCO: I'm sorry. So can you</p> <p>11 just put your hand to the bays, the two</p> <p>12 30-foot bays. Yup. And then just go to the</p> <p>13 right. Right there. Right next to that, to</p> <p>14 the right of that, that's not loading? Yeah,</p> <p>15 there. That's not loading?</p> <p>16 MR. WINTERS: No. And there's no doors</p> <p>17 out here.</p> <p>18 MR. FRESCO: What is that? Is it</p> <p>19 windows?</p> <p>20 MR. WINTERS: I believe there's windows</p> <p>21 in that, and I'll the architect to talk about</p> <p>22 them.</p> <p>23 MR. FRESCO: All right, fine.</p> <p>24 So there's no loading on the 22 side</p> <p>25 except for your two bays. Is that what</p>
Page 116	Page 117
<p>1 - CHIMNEY ROCK SELF STORAGE - 116</p> <p>2 you're saying?</p> <p>3 MR. WINTERS: The two bays are loading.</p> <p>4 There's that one delineated loading space</p> <p>5 right here. It's on this side of the</p> <p>6 parking.</p> <p>7 MR. MLENAK: The north side of the</p> <p>8 circulation drive.</p> <p>9 MR. WINTERS: North side of the</p> <p>10 circulation drive; south side of the parking</p> <p>11 lot.</p> <p>12 MR. FRESCO: Okay. So folks from</p> <p>13 Donahue will not see loading; folks on 22</p> <p>14 will see some loading; and then -- okay,</p> <p>15 great. That's all my questions. Thank you.</p> <p>16 MR. WINTERS: Thank you.</p> <p>17 MR. FOOSE: Any other Board questions?</p> <p>18 MR. MLENAK: Mr. Chairman, before we go</p> <p>19 to Ms. Doyle, because that's probably going</p> <p>20 to take a little time, our court reporter has</p> <p>21 been doing this for two hours. Can we take a</p> <p>22 five-minute break?</p> <p>23 MR. FOOSE: I was going to suggest a</p> <p>24 break. We'll call it 9 o'clock right now and</p> <p>25 we'll reconvene at 9:10. Thank you.</p>	<p>1 - CHIMNEY ROCK SELF STORAGE - 117</p> <p>2 MR. MLENAK: Thank you, Mr. Chairman.</p> <p>3 (Whereupon, a break was taken at this</p> <p>4 time.)</p> <p>5 (Back on the record at 9:10 p.m.)</p> <p>6 MR. FOOSE: We're coming back in</p> <p>7 session here. Jo-Ann, if we could get a roll</p> <p>8 call, please.</p> <p>9 MS. RICKS: Sure.</p> <p>10 Mr. Weideli.</p> <p>11 MR. WEIDELI: Here.</p> <p>12 MS. RICKS: Mr. Sweeney.</p> <p>13 MR. SWEENEY: Here.</p> <p>14 MS. RICKS: Mr. Fresco.</p> <p>15 MR. FRESCO: Here.</p> <p>16 MS. RICKS: Mr. Bongiorno.</p> <p>17 MR. BONGIORNO: Here.</p> <p>18 MS. RICKS: Mr. Gayeski.</p> <p>19 MR. GAYESKI: Here.</p> <p>20 MS. RICKS: Mr. Kulak.</p> <p>21 MR. KULAK: Here.</p> <p>22 MS. RICKS: Mr. Vescio.</p> <p>23 MR. VESCIO: Here.</p> <p>24 MS. RICKS: Mr. Foose.</p> <p>25 MR. FOOSE: Here.</p>

<p style="text-align: right;">Page 118</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 118</p> <p>2 Thank you.</p> <p>3 MR. MLENAK: Mr. Chairman, during the</p> <p>4 break, obviously we had a chance to speak</p> <p>5 with our client and the professionals, we've</p> <p>6 heard the Board in terms of many of the</p> <p>7 comments and questions with respect to the</p> <p>8 quantity of the variances, some of the</p> <p>9 specific items that were referenced as</p> <p>10 important to the Board, we want to be able to</p> <p>11 fully respond to those in a good way. We</p> <p>12 also identified a couple of areas in which we</p> <p>13 think we could improve the plan and reduce</p> <p>14 some of the variances.</p> <p>15 So my suggestion to the Board, subject</p> <p>16 to the Board's approval, would be to table</p> <p>17 going through that list of variances for us</p> <p>18 to be able to reduce that list and have those</p> <p>19 responses, while at the same time utilizing</p> <p>20 the time we have efficiently now, because</p> <p>21 some of the questions were addressed and</p> <p>22 punted to the architect. We can have the</p> <p>23 architect present those exhibits, so you</p> <p>24 could visualize, which is not going to</p> <p>25 change, the elevations and the rendering of</p>	<p style="text-align: right;">Page 119</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 119</p> <p>2 the building. Obviously, the engineer will</p> <p>3 still be subject to public questions for the</p> <p>4 testimony given tonight. But I think that</p> <p>5 would be the most efficient use of our time</p> <p>6 tonight.</p> <p>7 MR. FOOSE: I hesitate for one reason.</p> <p>8 MR. MLENAK: Sure.</p> <p>9 MR. FOOSE: And it has nothing to do</p> <p>10 with your case or your application or any of</p> <p>11 the specifics, but I know what it's like to</p> <p>12 sit in this audience and to sit here for</p> <p>13 two-and-a-half hours, and they have</p> <p>14 questions. They have questions on the</p> <p>15 testimony. And, again, I do not mean this to</p> <p>16 be specific to your case, but I do think at a</p> <p>17 certain point when you develop property, even</p> <p>18 a residential house putting on an addition,</p> <p>19 you owe the Board to kindly ask questions,</p> <p>20 and also the members of the public that have</p> <p>21 taken the time --</p> <p>22 MR. MLENAK: I said, he'll be subject</p> <p>23 to questions.</p> <p>24 MR. FOOSE: But it sounds like you</p> <p>25 don't want to do that now.</p>
<p style="text-align: right;">Page 120</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 120</p> <p>2 MR. MLENAK: No, I do.</p> <p>3 MR. FOOSE: Okay. Well, you just said</p> <p>4 you want to bring your architect up.</p> <p>5 MR. MLENAK: Oh, this evening instead</p> <p>6 of continuing -- we'll bring the engineer for</p> <p>7 this -- during tonight that's what I want to</p> <p>8 do, but he could be subject to questions of</p> <p>9 course right now. I'm sorry if I misspoke.</p> <p>10 MR. FOOSE: Okay. I think our planner</p> <p>11 has some questions, and I definitely think</p> <p>12 our members of the public have questions, and</p> <p>13 I don't want to skip them. I don't want to</p> <p>14 go right to the architect, because when you</p> <p>15 have gaps in testimony and gaps in time, you</p> <p>16 know, things just kind of naturally fall to</p> <p>17 the wayside, and people have taken time out</p> <p>18 of their evening, they've been here. You</p> <p>19 know, like us, we're volunteers, we're</p> <p>20 missing soccer games and Girl Scout meetings</p> <p>21 to be here, and we want to be here. And in</p> <p>22 that regard, I think they want to ask</p> <p>23 questions. So I don't ever want to tell you</p> <p>24 how to put on your case, because it's your</p> <p>25 application, it's your right to do it in any</p>	<p style="text-align: right;">Page 121</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 121</p> <p>2 way you please, and if you want to skip to</p> <p>3 the architect by all means, but I think it</p> <p>4 would be best served to have our planner,</p> <p>5 Scarlett Doyle, to ask her questions, have</p> <p>6 our engineer ask questions, and members of</p> <p>7 the public ask their questions, and if</p> <p>8 there's still time remaining - because we're</p> <p>9 going to stop at ten sharp - by all means you</p> <p>10 could put your architect on or any other</p> <p>11 witnesses you --</p> <p>12 MR. MLENAK: Yeah. If there was a</p> <p>13 miscommunication -- the intent of the</p> <p>14 statement was just that the specific list of</p> <p>15 variances, and to Ms. Doyle's point where she</p> <p>16 requested that the engineer provide -- some</p> <p>17 of that is no longer going to be relevant.</p> <p>18 MR. FOOSE: Yeah. We don't need to do</p> <p>19 the scorecard and go through each variance.</p> <p>20 MR. MLENAK: That's all. That's it.</p> <p>21 MR. FOOSE: Yeah. I think the Board</p> <p>22 was finished, and I think we had Ms. Doyle on</p> <p>23 deck, and if she's ready, I'm ready.</p> <p>24 MR. MLENAK: Very good.</p> <p>25 MR. FOOSE: Thank you.</p>



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<p>1 - CHIMNEY ROCK SELF STORAGE - 122</p> <p>2 MS. DOYLE: I'll try to make it so that</p> <p>3 all you have to say is yes or no, and we can</p> <p>4 move it along.</p> <p>5 To the west of the site is a health</p> <p>6 care facility. That health care facility did</p> <p>7 attempt to address the conservation easement</p> <p>8 requirement that is found in 126-332. What</p> <p>9 that requires is a 50-foot buffer between the</p> <p>10 road of Donahue and any activities such as</p> <p>11 driveways. You didn't accommodate that in</p> <p>12 your design. Next door, larger lot,</p> <p>13 different geometry, they did -- they planted</p> <p>14 many, many trees on Donahue, and they also</p> <p>15 have a down slope before they reach the area</p> <p>16 where there is a driveway.</p> <p>17 Simple question: Forgetting the</p> <p>18 client's desire, just based on your design</p> <p>19 which created the variance, is it possible to</p> <p>20 provide a conservation easement of 50 feet on</p> <p>21 that lot irrespective of the design that you</p> <p>22 have? Let me put it this way: Is it</p> <p>23 impossible, you cannot provide a conservation</p> <p>24 easement?</p> <p>25 MR. WINTERS: We can provide a</p>	<p>1 - CHIMNEY ROCK SELF STORAGE - 123</p> <p>2 conservation easement. It's the width that I</p> <p>3 would need to confirm what we can provide. I</p> <p>4 know 50 is required.</p> <p>5 MS. DOYLE: Perfectly fine.</p> <p>6 So the answer is, yes, irrespective to</p> <p>7 the fact that --</p> <p>8 MR. WINTERS: Yes.</p> <p>9 MS. DOYLE: Okay. The next thing is</p> <p>10 our ordinance requires a maximum of two</p> <p>11 stories. Would it have been possible to</p> <p>12 provide a design that accommodated two</p> <p>13 stories from a structural civil standpoint or</p> <p>14 would it have been impossible?</p> <p>15 MR. WINTERS: To maintain the size of</p> <p>16 the building, not possible.</p> <p>17 MS. DOYLE: That's not what I'm saying.</p> <p>18 Now you're talking about your client. Based</p> <p>19 upon the lot, just the lot, is it possible to</p> <p>20 design a building that has two stories?</p> <p>21 MR. WINTERS: Yes.</p> <p>22 MS. DOYLE: Okay. The next one is,</p> <p>23 we're talking about lot coverage before and</p> <p>24 after steep slope. After the steep slope</p> <p>25 you're 14 percent over what the lot coverage</p>
Page 124	Page 125
<p>1 - CHIMNEY ROCK SELF STORAGE - 124</p> <p>2 permits. Would it have been possible to</p> <p>3 provide a design that met the ordinance? Now</p> <p>4 we're talking about the steep slopes,</p> <p>5 wetlands. Let me just say: It is possible</p> <p>6 whether it meets your client's desires is</p> <p>7 another issue, but it is possible.</p> <p>8 MR. WINTERS: Yes.</p> <p>9 MS. DOYLE: So what I'm doing is I'm</p> <p>10 tracking the rationale for C variances, by</p> <p>11 the way.</p> <p>12 Same for floor area ratio. You are</p> <p>13 exceeding -- 2.5 is the max floor area ratio.</p> <p>14 You're at 8.7. Would it have been possible</p> <p>15 to provide a building that had a floor area</p> <p>16 ratio that conformed to the ordinance? It</p> <p>17 would have, correct?</p> <p>18 MR. WINTERS: Yes.</p> <p>19 MS. DOYLE: The next one, parking stall</p> <p>20 dimensions. We have been vetting the</p> <p>21 9.5 feet width. Is there any reason for</p> <p>22 narrowness of the lot - steep slope,</p> <p>23 wetlands - that would have caused you to make</p> <p>24 this impossible to provide a 9.5-foot wide</p> <p>25 stall?</p>	<p>1 - CHIMNEY ROCK SELF STORAGE - 125</p> <p>2 MR. WINTERS: For those listed</p> <p>3 conditions, no.</p> <p>4 MS. DOYLE: It would not have been</p> <p>5 impossible.</p> <p>6 MR. WINTERS: Correct.</p> <p>7 MS. DOYLE: Side and setback you've</p> <p>8 already accommodated. Correct?</p> <p>9 Maximum parapet height, you are over.</p> <p>10 Would that have been possible -- that's an</p> <p>11 architectural.</p> <p>12 MR. WINTERS: Yes.</p> <p>13 MR. MLENAK: That's architectural and</p> <p>14 that's one of the ones we're going to revise</p> <p>15 the plans to comply.</p> <p>16 MS. DOYLE: Okay. The limits on</p> <p>17 lighting. The lighting, we have an ordinance</p> <p>18 that requires lighting, and you didn't comply</p> <p>19 with that. Not saying that you didn't comply</p> <p>20 with it, you didn't identify all of the</p> <p>21 parameters that we required. Would you be</p> <p>22 able to do that?</p> <p>23 MR. WINTERS: Yes.</p> <p>24 MS. DOYLE: The last thing is, I'm</p> <p>25 going through this really fast, just to</p>





<p style="text-align: right;">Page 126</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 126</p> <p>2 demonstrate that the C-variances are the</p> <p>3 preference of the business aspect rather than</p> <p>4 related to the lot. You mentioned that</p> <p>5 higher lights are on the Route 22 side. You</p> <p>6 are only -- for the front yard of 22 you're</p> <p>7 only 56 feet off the highway. So if a person</p> <p>8 is driving down the highway in a westbound</p> <p>9 direction and they see these lights, how high</p> <p>10 are the lights that they're going to be</p> <p>11 seeing? In other words, is there going to be</p> <p>12 intrusion? Because you're supposed to be 200</p> <p>13 feet off of the road and you're only 56. So</p> <p>14 how high -- what will the impact be? Number</p> <p>15 one, how high are the lights? And number</p> <p>16 two, what will the impact be visually? So</p> <p>17 the drivers don't see the source of the</p> <p>18 light.</p> <p>19 MR. WINTERS: The approximate height on</p> <p>20 those lights will be 35 to 40 feet above</p> <p>21 elevation of Route 22 in comparison, because</p> <p>22 we're about ten feet higher.</p> <p>23 MS. DOYLE: So will you assure that the</p> <p>24 light source will not be able to be seen from</p> <p>25 a traveling public or would you have to</p>	<p style="text-align: right;">Page 127</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 127</p> <p>2 evaluate that?</p> <p>3 MR. WINTERS: We would have to evaluate</p> <p>4 that to see if we can comply and we'd be</p> <p>5 happy to look at that.</p> <p>6 MS. DOYLE: Could you bring that to the</p> <p>7 next meeting, that decision?</p> <p>8 MR. WINTERS: Yes.</p> <p>9 MS. DOYLE: It's very, very disruptive</p> <p>10 to have a light source staring at you in the</p> <p>11 eye, because I'm sure you'll have several of</p> <p>12 them, and because you're so very close to the</p> <p>13 road that could be a dangerous situation.</p> <p>14 Okay, Mr. Chairman, that is it. The</p> <p>15 most important things are the conservation</p> <p>16 easement and the C-variance aspects as to</p> <p>17 they could have done it, but it was a</p> <p>18 business decision.</p> <p>19 MR. FOOSE: Thank you, Scarlett.</p> <p>20 MS. DOYLE: Thank you very much.</p> <p>21 MR. FOOSE: Adam, do we have anything</p> <p>22 to add from engineering? Any questions?</p> <p>23 MR. WISNIEWSKI: Yes, I have a few</p> <p>24 minor questions. Reviewing my notes and</p> <p>25 Mr. Burr's letter. There's one item, we had</p>
<p style="text-align: right;">Page 128</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 128</p> <p>2 sort of talked about retaining walls and</p> <p>3 steep slopes, but just to speak to that, you</p> <p>4 know, you will be cutting into that slope at</p> <p>5 the rear of the property along Donahue Road,</p> <p>6 and just to sort of gauge the intensity of</p> <p>7 the earth work that might be required, do we</p> <p>8 know at this time, Mr. Winters, is the site</p> <p>9 balanced -- in a balanced condition? Is</p> <p>10 there a requirement for bringing fill in? Or</p> <p>11 intensive cuts with rock removal required? I</p> <p>12 haven't reviewed the geotechnical report, but</p> <p>13 in regards to the depth of the bedrock, is</p> <p>14 there going to be a lot of rock removal</p> <p>15 needed to accommodate the seller proposed and</p> <p>16 then hauling off material and bringing in</p> <p>17 material to construct the building as</p> <p>18 proposed?</p> <p>19 MR. WINTERS: We expect that there will</p> <p>20 be a net export. There's going to be cut on</p> <p>21 this site based on limited geotechnical</p> <p>22 information we gathered for the storm water</p> <p>23 report, we didn't identify rock to the</p> <p>24 elevations evaluated on the site. That's not</p> <p>25 to say there isn't any, but we haven't</p>	<p style="text-align: right;">Page 129</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 129</p> <p>2 identified any.</p> <p>3 MR. WISNIEWSKI: Okay, very good.</p> <p>4 We also spoke to the requirement for --</p> <p>5 and then the fire official requested this as</p> <p>6 well, for providing required truck</p> <p>7 circulation at the rear of the building.</p> <p>8 Obviously there will be some revision to the</p> <p>9 plans to demonstrate that is provided for</p> <p>10 that request. Is there also -- Mr. Winters,</p> <p>11 you'll provide truck turning templates and</p> <p>12 diagrams for this site as well?</p> <p>13 MR. WINTERS: We could submit something</p> <p>14 to that effect.</p> <p>15 MR. WISNIEWSKI: Great. And just</p> <p>16 speaking once more to the lighting. You</p> <p>17 know, we have potential light impact on the</p> <p>18 property frontage to Route 22. Just also to</p> <p>19 the potential -- not spillage, but let's say</p> <p>20 impacts to the residential properties to the</p> <p>21 north on Donahue Road. I know the lighting</p> <p>22 along the fire circulation aisle is proposed</p> <p>23 at a lower elevation at eight-and-a-half feet</p> <p>24 above grade. Is there a specific need for</p> <p>25 that lighting? Is there a way to potentially</p>

33 (Pages 126 to 129)

<p style="text-align: right;">Page 130</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 130</p> <p>2 minimizing or mitigating that lighting? I</p> <p>3 guess is there a functional reason for that</p> <p>4 lighting to be there?</p> <p>5 MR. WINTERS: That lighting is more for</p> <p>6 a safety security perspective. We've</p> <p>7 actually discussed if we could look at a way</p> <p>8 to maybe make that a not-on-all-the-time or a</p> <p>9 select-operation-time lighting. And that's</p> <p>10 one thing we're going to look at.</p> <p>11 MR. WISNIEWSKI: Lower intensity?</p> <p>12 MR. WINTERS: Lower intensity. It has</p> <p>13 a lower mounting height, and it's only</p> <p>14 intensity enough to provide a minimal amount</p> <p>15 of illumination on the back. It's not the</p> <p>16 same illumination level as a regular parking</p> <p>17 area. So it's already minimized. We may see</p> <p>18 if we could further reduce the impact to that</p> <p>19 side of the building.</p> <p>20 MR. WISNIEWSKI: I have some questions</p> <p>21 for the architect later, but I believe that's</p> <p>22 all I have.</p> <p>23 MS. DOYLE: Mr. Chairman, there's one</p> <p>24 thing that was brought up and that is the</p> <p>25 fence. There's another variance that's</p>	<p style="text-align: right;">Page 131</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 131</p> <p>2 necessary. A fence that -- the retaining</p> <p>3 wall is six feet high and that meets the</p> <p>4 code. It's not setback, it's not benched;</p> <p>5 it's just six feet. And on top of that is a</p> <p>6 four-foot I assume that's an architecturally</p> <p>7 an attractive fence, like a black wrought</p> <p>8 iron fence. Not a chain-linked, right?</p> <p>9 MR. WINTERS: I believe it's a black</p> <p>10 vinyl chain-linked fence if I'm not mistaken.</p> <p>11 MS. DOYLE: I would recommend that it</p> <p>12 be the wrought iron, but it's aluminum, the</p> <p>13 black fence. Because the reason is you got</p> <p>14 residents there, we shouldn't give them a</p> <p>15 chain-linked.</p> <p>16 MR. MLENAK: We'll comply with that.</p> <p>17 MS. DOYLE: The variance required is</p> <p>18 that you got a six-foot fence plus a</p> <p>19 four-foot safety fence. So you got a</p> <p>20 ten-foot height rather than maximum of six,</p> <p>21 which is just a simple variance that you'll</p> <p>22 have to ask.</p> <p>23 MR. FOOSE: So when we do the scorecard</p> <p>24 you're going to have to add that.</p> <p>25 MR. MLENAK: Mr. Winters, did you want</p>
<p style="text-align: right;">Page 132</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 132</p> <p>2 to clarify, you mentioned on Exhibit A-3.</p> <p>3 MR. WINTERS: Yes. There was a point</p> <p>4 when I was speaking about viewing from the</p> <p>5 Donahue side on Exhibit A-3 that I failed to</p> <p>6 mention, that I just want to clarify since we</p> <p>7 have it with us tonight. Exhibit A-3 once</p> <p>8 again. And it had to do with the view from</p> <p>9 the uphill side, and I had mentioned the fact</p> <p>10 that our building height was only a little</p> <p>11 taller than the existing building, but what I</p> <p>12 neglected to mention, and we show a site line</p> <p>13 going to the building, because that's</p> <p>14 probably the Board's primary question, can I</p> <p>15 see the building. I want to bring to the</p> <p>16 Board's attention the fact that this site</p> <p>17 line, which is roughly level with your</p> <p>18 standing point here, maybe just a little bit</p> <p>19 higher, maybe a foot or two higher is this</p> <p>20 corner of the building from my eye back here,</p> <p>21 everything above that, above horizon, I'm</p> <p>22 looking beyond the building. So this</p> <p>23 building isn't even in the view looking in an</p> <p>24 upward direction from that point. And that</p> <p>25 was a point I just wanted to bring up, which</p>	<p style="text-align: right;">Page 133</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 133</p> <p>2 is not dissimilar from the current condition</p> <p>3 where you may see the existing building, but</p> <p>4 you could also see above and beyond it, so</p> <p>5 we're not blocking out light or anything with</p> <p>6 this building not just because of the</p> <p>7 distance, but because it's only that high</p> <p>8 relative to the viewers' eyes. So I just</p> <p>9 wanted to call attention to that point on</p> <p>10 this exhibit, and we have that benefit.</p> <p>11 MR. FOOSE: Thank you.</p> <p>12 MR. FRESCO: Since that was directed</p> <p>13 towards my question, if I may. Because you</p> <p>14 brought it up, I actually thought about it</p> <p>15 during the break as well. But let's talk</p> <p>16 about the folks on the other side of the</p> <p>17 highway. I think Scarlett brings up a great</p> <p>18 point about the lighting on 22, but also</p> <p>19 what's their view going to be? That would</p> <p>20 be, I guess, their backyards. From the --</p> <p>21 right. That 35 feet lighting that's above</p> <p>22 the roadway, what is that going to equate to</p> <p>23 in those folks' backyard?</p> <p>24 MR. WINTERS: We could look at that.</p> <p>25 My recollection is that beyond 22 you have</p>

<p style="text-align: right;">Page 134</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 134</p> <p>2 rear yards, there's some trees and such along</p> <p>3 the back of those properties, rear yards and</p> <p>4 those houses in front. I think it's Glen</p> <p>5 Road, correct me if I'm wrong, on that side.</p> <p>6 And I believe they're also at a lower</p> <p>7 elevation, so as this slope comes down it</p> <p>8 continues somewhat in that direction, but I</p> <p>9 would have to look into that and see how that</p> <p>10 compares to provide a more clear answer.</p> <p>11 MR. FRESCO: Yeah. I think it's</p> <p>12 relevant based on what you're testifying to,</p> <p>13 so thank you.</p> <p>14 MR. KULAK: As you were making a</p> <p>15 comparison to the existing building, saying</p> <p>16 that if I'm on Donahue or if I'm in one of</p> <p>17 the houses on Donahue, looking over the</p> <p>18 building essentially it's not necessarily</p> <p>19 something that impedes my ability to see</p> <p>20 beyond it, so I may or may not notice it.</p> <p>21 Does that capture what you said pretty well?</p> <p>22 MR. WINTERS: I believe so, yeah.</p> <p>23 MR. KULAK: But the mass of the</p> <p>24 proposed structure, if you were to compare it</p> <p>25 to the existing structure, it's twice as big?</p>	<p style="text-align: right;">Page 135</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 135</p> <p>2 Three times as big? How many times as big?</p> <p>3 All that gray shaded area on your diagram.</p> <p>4 MR. WINTERS: No, it's clearly more</p> <p>5 than twice as big if I were to just look at</p> <p>6 it. I don't have the exact number.</p> <p>7 MR. KULAK: That's okay, it's close</p> <p>8 enough. So what we're saying is --</p> <p>9 MR. WINTERS: It's a fair point, sir,</p> <p>10 yes.</p> <p>11 MR. KULAK: -- that even though we're</p> <p>12 looking out over it we have a much bigger</p> <p>13 mass, and though we can't look around it, to</p> <p>14 the extent we can currently.</p> <p>15 MR. WINTERS: That's correct, we can</p> <p>16 still see above.</p> <p>17 MR. KULAK: Thank you.</p> <p>18 MR. FOOSE: If you're finished, I'd</p> <p>19 like to open this up to members of the</p> <p>20 public. And before we have a mad rush for</p> <p>21 the microphone, I just want everyone to know</p> <p>22 that this is called a quasi-judicial</p> <p>23 proceeding. And what that means in fancy</p> <p>24 language is, you know, anything that you say,</p> <p>25 any questions you ask could be heard by a</p>
<p style="text-align: right;">Page 136</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 136</p> <p>2 judge. We have a court reporter here the</p> <p>3 applicant has kindly provided, and just be</p> <p>4 aware that when you come forward ask</p> <p>5 questions only on the testimony that you've</p> <p>6 heard. At the end of this case you will have</p> <p>7 more than enough time to speak for or against</p> <p>8 this case, but at this time the microphone,</p> <p>9 you just come up, give us your name and</p> <p>10 address, and just ask questions about any of</p> <p>11 the testimony from Ms. Winters. We heard</p> <p>12 from the CEO as well briefly. But this is</p> <p>13 your time to ask questions to clarify and</p> <p>14 let's open it up.</p> <p>15 MR. OLLER: Why don't we do</p> <p>16 Ms. Westlake first.</p> <p>17 MR. FOOSE: Sure, we could do that.</p> <p>18 You don't have to raise your hand.</p> <p>19 Just whoever is ready, come on up.</p> <p>20 MS. WESTLAKE: Good evening. Thank you</p> <p>21 so much for accommodating.</p> <p>22 I have a number of questions and</p> <p>23 clarifications. You indicated that the</p> <p>24 height of the wall along Donahue, the</p> <p>25 retaining wall, first of all, is the</p>	<p style="text-align: right;">Page 137</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 137</p> <p>2 retaining wall the entire length of the</p> <p>3 property or is it a portion of the property?</p> <p>4 MR. WINTERS: It is a portion and it is</p> <p>5 not right along the property line. It is set</p> <p>6 back from the property line, but it runs</p> <p>7 from, I'd say, about less than a third; maybe</p> <p>8 about a quarter of the run of the rear</p> <p>9 property line.</p> <p>10 MS. WESTLAKE: Okay. And that</p> <p>11 retaining wall is what's six feet tall?</p> <p>12 MR. WINTERS: A maximum of six. It</p> <p>13 gets to be a lower height. By the time we're</p> <p>14 down here we're at -- we taper all the way</p> <p>15 down to a half a foot where it ends, so it</p> <p>16 declines as the grade of this road and the</p> <p>17 grade of the site changes.</p> <p>18 MS. WESTLAKE: Okay. So if you're</p> <p>19 driving along Donahue and you're looking out</p> <p>20 your passenger side window, can you see the</p> <p>21 wall.</p> <p>22 MR. WINTERS: No. No. Because we're</p> <p>23 on the high side of the wall. You'll see</p> <p>24 buffer landscaping; you may see the fence at</p> <p>25 the top of the wall if you could see it</p>

35 (Pages 134 to 137)

1 - CHIMNEY ROCK SELF STORAGE - 138  
2 through the landscaping. You will not see it  
3 through the wall from there.

4 MS. WESTLAKE: Okay. And the fence  
5 will only be on the retaining wall portion of  
6 the property?

7 MR. WINTERS: Yes. It'll only be along  
8 the portion of the retaining wall that's  
9 along that side, yes.

10 MS. WESTLAKE: Okay. So will there be  
11 any kind of guide rail or traffic accident  
12 protection if somebody is driving down that  
13 hill, that would stop them from skidding over  
14 down the slope?

15 MR. WINTERS: Well, given its location  
16 we're not immediately next to the road.  
17 We're -- through the landscaping we're more  
18 than 20 feet separate. I could look into it,  
19 but I'm not aware of a requirement to have  
20 guardrail for this particular case. There  
21 are cases that would require it, but I don't  
22 believe this one is one that would need it.

23 MS. WESTLAKE: Okay. You indicated  
24 that you tested the permeability of a portion  
25 of the property; is that correct?

1 - CHIMNEY ROCK SELF STORAGE - 139

2 MR. WINTERS: Yes.

3 MS. WESTLAKE: Okay. Can you tell me  
4 how many borings that you did on the  
5 property?

6 MR. WINTERS: Yes, I can. We did --  
7 hold on. I'll give you an exact amount. We  
8 performed a number of borings to meet the  
9 storm water requirements for the area we were  
10 evaluating for the basin. Four was all that  
11 was required in the area we evaluated, which  
12 was generally in this area of the site.

13 MS. WESTLAKE: You didn't perform any  
14 other borings anywhere else on this site?

15 MR. WINTERS: For infiltration, no.  
16 And, honestly, that was -- the bulk of our  
17 geotechnical was related to storm water, so  
18 it's for this portion of the site.

19 MS. WESTLAKE: So there was no need to  
20 determine the permeability of the rest of the  
21 site?

22 MR. WINTERS: No.

23 MS. WESTLAKE: Now, with respect to the  
24 circulation road for the fire access. I just  
25 want to understand, it's the green section

1 - CHIMNEY ROCK SELF STORAGE - 140  
2 that's made up of pavers, correct?

3 MR. WINTERS: Correct.

4 MS. WESTLAKE: Okay. And you've  
5 indicated that you're going to comply with  
6 the fire marshal's request to change it from  
7 18 feet to 22 feet?

8 MR. WINTERS: Yes. We will increase  
9 this to be a minimum 22 feet around the back  
10 of the building. The corners already were  
11 about 22 to accommodate the turning movement,  
12 and we have evaluated this into the Board  
13 engineer's comment. We can submit a truck  
14 turning analysis, which we have looked at a  
15 fire truck, and we modeled a truck equivalent  
16 to the 100-foot ladder truck that Finnerne  
17 Fire Company uses. That can get access  
18 through the parking lot around the rear of  
19 the building.

20 MS. WESTLAKE: Okay. And by increasing  
21 the width of the road, even though it's  
22 pavers, I believe that still constitutes  
23 impervious. Is there a change in the  
24 impervious surface that would result?

25 MR. WINTERS: That area was accounted

1 - CHIMNEY ROCK SELF STORAGE - 141

2 for in our numbers for the impervious.

3 There's some debate on whether it should be  
4 or not. We were conservative and accounted  
5 for it as impervious, so, yes, we would  
6 increase the impervious that might require  
7 some additional storage in these basins, and  
8 if that's the case we'll provide that.

9 MS. WESTLAKE: Okay. So you would have  
10 to revisit your storm water calculations?

11 MR. WINTERS: We may depending on how  
12 the numbers work, yes.

13 MS. WESTLAKE: Okay. With respect to  
14 the highway access, are you currently able  
15 to -- or do you meet current highway access  
16 code requirements for the ingress and egress  
17 points off of Route 22?

18 MR. WINTERS: Yes. Yes. The site is  
19 existing and these are the access points and  
20 we're not proposing a change of those for the  
21 development.

22 MS. WESTLAKE: If you were to revisit  
23 it and comply with current highway access  
24 code and Bridgewater Township ordinance  
25 requirements, would you be able to

<p style="text-align: right;">Page 142</p> <p>1           - CHIMNEY ROCK SELF STORAGE -   142</p> <p>2       accommodate using those existing access</p> <p>3       points?</p> <p>4           MR. WINTERS: I would need to review</p> <p>5       those standards, but my understanding and my</p> <p>6       experience is that with these driveways as</p> <p>7       proposed we don't need to further evaluate</p> <p>8       those.</p> <p>9           MS. WESTLAKE: No, I understand you</p> <p>10      don't for purposes of getting a letter of no</p> <p>11      interest from NJ DOT. I guess my question is</p> <p>12      related to whether or not you've evaluated</p> <p>13      the safety of those access and ingress.</p> <p>14      Perhaps it would be beneficial to get a sense</p> <p>15      of what is the slope to get into the property</p> <p>16      from the eastern entrance and then what is</p> <p>17      the slope for the western entrance?</p> <p>18           MR. WINTERS: If the Board likes, I</p> <p>19      could take that measurement or we could</p> <p>20      simply evaluate it separately.</p> <p>21           MR. FOOSE: I think we were going to</p> <p>22      get a slope map, right?</p> <p>23           MS. WESTLAKE: Yeah. I believe it's in</p> <p>24      the neighborhood of ten percent, so it might</p> <p>25      be --</p>	<p style="text-align: right;">Page 143</p> <p>1           - CHIMNEY ROCK SELF STORAGE -   143</p> <p>2           MR. MLENAK: I didn't hear your</p> <p>3       question.</p> <p>4           MR. FOOSE: You were saying that you</p> <p>5       had a slope map already generated, it just</p> <p>6       wasn't distributed?</p> <p>7           MR. MLENAK: Yeah. And we noticed the</p> <p>8       comment in Mr. Burr's letter, so obviously</p> <p>9       something we didn't get. We do have it and</p> <p>10      will submit.</p> <p>11           MR. FOOSE: Just want to remind you and</p> <p>12      wanted to make sure the Board gets the</p> <p>13      benefit of that.</p> <p>14           MR. MLENAK: I have it on the list.</p> <p>15      And by the way, everything that we're saying</p> <p>16      we're going to submit we will do so within</p> <p>17      ten days the next hearing is scheduled, and I</p> <p>18      will provide courtesy copies to Ms. Westlake.</p> <p>19           MS. WESTLAKE: Thank you, I greatly</p> <p>20      appreciate that.</p> <p>21           I guess my question then would be:</p> <p>22      Would you be able to revisit the current</p> <p>23      highway access codes/requirements and the</p> <p>24      municipal ordinance requirements in order to</p> <p>25      satisfy current code requirements for ingress</p>
<p style="text-align: right;">Page 144</p> <p>1           - CHIMNEY ROCK SELF STORAGE -   144</p> <p>2       and egress onto the highway?</p> <p>3           MR. MLENAK: Just before you answer,</p> <p>4       I'm just trying to clarify, because I think</p> <p>5       the witness testified that it does meet the</p> <p>6       current codes in your last question.</p> <p>7           MS. WESTLAKE: I think he indicated</p> <p>8       that because you're not making any changes</p> <p>9       there's no need to go to the DOT, but I'm</p> <p>10      asking if -- would sound design merit looking</p> <p>11      at revisiting the current accesses, because I</p> <p>12      think it's probably a pretty steep entrance,</p> <p>13      particularly on the western end, and when you</p> <p>14      combine that very steep entrance with</p> <p>15      effectively a U-turn, and if you're driving a</p> <p>16      box truck --</p> <p>17           MR. WINTERS: The trucks are only going</p> <p>18      to be permitted access from this side. This</p> <p>19      is the primary truck access, and this is a</p> <p>20      maximum slope of five percent coming in. So</p> <p>21      we're not concerned about the slope on the</p> <p>22      driveway. On this side we actually have a</p> <p>23      no-truck sign on this side, because we don't</p> <p>24      want to encourage truck access, and not only</p> <p>25      that, but it's not convenient for getting to</p>	<p style="text-align: right;">Page 145</p> <p>1           - CHIMNEY ROCK SELF STORAGE -   145</p> <p>2       these loading zones. This is the first</p> <p>3       access point for the site, so this really is</p> <p>4       the primary point. I would expect majority</p> <p>5       of all traffic would be through this</p> <p>6       entrance. This entrance will stay, because</p> <p>7       it's there today and there's no reason to</p> <p>8       remove it. Our main egress, of course, is</p> <p>9       here. So to your point, I believe we are</p> <p>10      satisfactory with the egress, with the</p> <p>11      entrance side with slopes.</p> <p>12           MR. MLENAK: And just because I'm</p> <p>13      always cognizant of the transcript, it's not</p> <p>14      going to know where you're pointing to here.</p> <p>15      If you could identify.</p> <p>16           MR. WINTERS: Oh, I'm sorry. At the</p> <p>17      easterly driveway, the one-way egress in has</p> <p>18      a five percent maximum slope in its existing</p> <p>19      condition, which will remain.</p> <p>20           MR. MLENAK: And that's the access on</p> <p>21      the eastern side of the site?</p> <p>22           MR. WINTERS: Correct.</p> <p>23           MS. WESTLAKE: Are there any</p> <p>24      restrictions on the size of the truck that</p> <p>25      will be permitted to access this site?</p>

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<p style="text-align: right;">Page 146</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 146</p> <p>2 MR. WINTERS: No restrictions.</p> <p>3 MS. WESTLAKE: So if an 18-wheeler came</p> <p>4 in because somebody was moving and didn't</p> <p>5 have anywhere to store their things, they</p> <p>6 could come onto the site? And can you</p> <p>7 demonstrate how that would be able to access</p> <p>8 the site safely and make turns?</p> <p>9 MR. WINTERS: That's not a vehicle</p> <p>10 that's intended to access this site. It's</p> <p>11 not who this was marketed for, I think is a</p> <p>12 way to put that. If your question is how do</p> <p>13 I stop a truck? Well, a truck will go where</p> <p>14 he can and not go where he can't. That's a</p> <p>15 simple answer I could give. It's not a</p> <p>16 technical answer, but they're not intended to</p> <p>17 be served by this facility. I would, to</p> <p>18 entertain the question, envision they would</p> <p>19 probably come in here and come through this</p> <p>20 entrance. It's a wide driveway to get</p> <p>21 through.</p> <p>22 MS. WESTLAKE: Would it be able to</p> <p>23 access those two loading docks there?</p> <p>24 MR. WINTERS: We have a 50-foot loading</p> <p>25 space here that if a vehicle that large would</p>	<p style="text-align: right;">Page 147</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 147</p> <p>2 use this facility for any reason, they have</p> <p>3 this outdoor space. We've evaluated it for</p> <p>4 the types of vehicles that the applicant</p> <p>5 knows they're going to be --</p> <p>6 MS. WESTLAKE: No, I hear what you're</p> <p>7 saying. It makes sense.</p> <p>8 MR. WINTERS: But we're not catering to</p> <p>9 those size trucks.</p> <p>10 MS. WESTLAKE: Right. So if you were</p> <p>11 driving a regular U-Haul truck, which I</p> <p>12 believe the storage portion of it is 26 feet,</p> <p>13 I'm not sure that that includes the cab.</p> <p>14 MR. WINTERS: Those could fit on the</p> <p>15 western side where we have the two loading</p> <p>16 bays on the southwest corner of the building.</p> <p>17 MS. WESTLAKE: Okay. And so how would</p> <p>18 they get into the bay? Do you anticipate</p> <p>19 they would drive in face first or to back in?</p> <p>20 And I guess --</p> <p>21 MR. WINTERS: We expect they'll back</p> <p>22 in.</p> <p>23 MS. WESTLAKE: Maybe that would be the</p> <p>24 subject of a truck-turning radius analysis to</p> <p>25 see whether they could accommodate backing in</p>
<p style="text-align: right;">Page 148</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 148</p> <p>2 and --</p> <p>3 MR. WINTERS: We could show that on an</p> <p>4 exhibit, yes.</p> <p>5 MR. FOOSE: And they've stipulated that</p> <p>6 they're going to provide that.</p> <p>7 MS. WESTLAKE: All right, thank you.</p> <p>8 One of the things you indicated was</p> <p>9 that the proposed sign was actually two feet</p> <p>10 within the setback and you've agreed to move</p> <p>11 it to the 25 feet.</p> <p>12 MR. WINTERS: Yes. That's the</p> <p>13 freestanding sign near the easterly driveway.</p> <p>14 MS. WESTLAKE: Right. Does that sign</p> <p>15 in any way impact or block the site line of</p> <p>16 the conflict in traffic? Because I see that</p> <p>17 if you were to enter in the western most</p> <p>18 entry and drive across or along the front of</p> <p>19 the building, and it looks like there's a</p> <p>20 stop bar there, and there would be a car</p> <p>21 coming in, let's say, simultaneously on the</p> <p>22 eastern most end, isn't the site line blocked</p> <p>23 by the location of the sign?</p> <p>24 MR. WINTERS: No. No. There's</p> <p>25 adequate site distance from that point.</p>	<p style="text-align: right;">Page 149</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 149</p> <p>2 MS. WESTLAKE: From the sign in the</p> <p>3 newly located --</p> <p>4 MR. WINTERS: There will be a vehicle</p> <p>5 at this point in the driveway, based on your</p> <p>6 description, which is just before it enters</p> <p>7 into that intersection where you have the</p> <p>8 parking entrance and the driveway all by this</p> <p>9 easterly ingress to the site. Once the</p> <p>10 vehicle is here, they have full view of the</p> <p>11 vehicle that has a stop bar on this side.</p> <p>12 MS. WESTLAKE: Once the car has gotten</p> <p>13 to that point, but they might not see the car</p> <p>14 as they're coming in.</p> <p>15 MR. WINTERS: There's distance here.</p> <p>16 If they were to pull into the site and they</p> <p>17 come around this bend, they are on a straight</p> <p>18 section before they're through this point on</p> <p>19 the site.</p> <p>20 MS. WESTLAKE: How long is that</p> <p>21 straight section?</p> <p>22 MR. WINTERS: About two-car lengths.</p> <p>23 THE PUBLIC: Two-car lengths, okay.</p> <p>24 So based on the steep-slope analysis</p> <p>25 that you did, I guess I had the benefit of</p>

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<p style="text-align: right;">Page 150</p> <p>1           - CHIMNEY ROCK SELF STORAGE -   150</p> <p>2       having seen it, you will, in fact, be grading</p> <p>3       within the areas that are 30 percent slope or</p> <p>4       more?</p> <p>5       MR. WINTERS: Portions of the site that</p> <p>6       are that steep will be redeveloped and graded</p> <p>7       through those, yes.</p> <p>8       MS. WESTLAKE: Okay. Now, from a</p> <p>9       general perspective, if you were designing</p> <p>10      this site from scratch, would you design a</p> <p>11      new route runoff draining to a road without</p> <p>12      developing a new intervening catch basin?</p> <p>13      MR. WINTERS: That answer depends on</p> <p>14      what their infrastructure there is to connect</p> <p>15      to, the jurisdiction of the agency we're</p> <p>16      connecting to. It's a hypothetical that I</p> <p>17      can't hang an answer on really.</p> <p>18      MS. WESTLAKE: If you were to revisit</p> <p>19      the highway code again to, perhaps, take into</p> <p>20      consideration current design standards,</p> <p>21      particularly for the western most access --</p> <p>22      never mind. I'm sorry. I'm not an engineer,</p> <p>23      clearly.</p> <p>24      I think probably just one last</p> <p>25      question. If you were to develop this site</p>	<p style="text-align: right;">Page 151</p> <p>1           - CHIMNEY ROCK SELF STORAGE -   151</p> <p>2       within ordinance requirements, would you have</p> <p>3       to remove any trees?</p> <p>4       MR. WINTERS: Yes, there would still be</p> <p>5       tree removals to some extent.</p> <p>6       MS. WESTLAKE: Can you give us an idea</p> <p>7       of approximately where?</p> <p>8       MR. WINTERS: An accurate idea, no.</p> <p>9       But I don't think there's -- given the</p> <p>10      location of existing trees, I expect there to</p> <p>11      be at least a couple that could be. I mean,</p> <p>12      it's a very hypothetical, but I don't think</p> <p>13      it would absolve us from being able to</p> <p>14      preserve every tree on site.</p> <p>15      MS. WESTLAKE: Okay. To the point made</p> <p>16      by the planner, if you were to comply with</p> <p>17      the ordinance requirements relating to bulk</p> <p>18      variances - obviously the use variance issue</p> <p>19      is not an issue - can you design a facility</p> <p>20      that can comply with the vast majority of the</p> <p>21      bulk requirements?</p> <p>22      MR. MLENAK: Including setbacks?</p> <p>23      MS. WESTLAKE: Hmm-hmm.</p> <p>24      MR. WINTERS: No. Because if we were</p> <p>25      to comply with every requirement, we've</p>
<p style="text-align: right;">Page 152</p> <p>1           - CHIMNEY ROCK SELF STORAGE -   152</p> <p>2       estimated and it is actually provided on this</p> <p>3       exhibit, there's a very tiny area here that</p> <p>4       because of the various setbacks - Route 22</p> <p>5       has a 200-foot setback, Donahue has a 75-foot</p> <p>6       setback as we have from the side - there's</p> <p>7       effectively no permissible building envelope,</p> <p>8       so that alone is -- the planner can talk</p> <p>9       about the rationale for it in more detail</p> <p>10      than I can, but it's a unique site.</p> <p>11      MS. WESTLAKE: Right. No question</p> <p>12      about it's unique.</p> <p>13      MR. WINTERS: The simple answer is no.</p> <p>14      MS. WESTLAKE: If you were to comply</p> <p>15      with everything except the front yard setback</p> <p>16      of 200 feet and, say, do what's pretty much</p> <p>17      across the board in town, 75 feet, give or</p> <p>18      take, would you have a viable building</p> <p>19      envelope?</p> <p>20      MR. WINTERS: Even in that case, given</p> <p>21      the geometry of this site, and again, we're</p> <p>22      in a hypothetical planning consideration, I</p> <p>23      would be inclined to say no. It's a very</p> <p>24      limited -- even with more generous front</p> <p>25      setbacks, the side and the rear are very</p>	<p style="text-align: right;">Page 153</p> <p>1           - CHIMNEY ROCK SELF STORAGE -   153</p> <p>2       limited.</p> <p>3       MS. WESTLAKE: But the existing site</p> <p>4       exists, right? I mean, there is a building</p> <p>5       there that works.</p> <p>6       MR. WINTERS: That current building</p> <p>7       doesn't comply with current zoning either.</p> <p>8       MS. WESTLAKE: Not with recurrent, no.</p> <p>9       I understand that. It could be repurposed of</p> <p>10      course.</p> <p>11      MR. MLENAK: Is that a question?</p> <p>12      MS. WESTLAKE: It's up to him if he</p> <p>13      wants to answer it. I suppose it's</p> <p>14      rhetorical.</p> <p>15      MR. WINTERS: I'll go with that.</p> <p>16      MR. FOOSE: So the question was</p> <p>17      rhetorical?</p> <p>18      MS. WESTLAKE: I'm trying to determine</p> <p>19      whether or not you can reasonably develop</p> <p>20      this particular piece of property within the</p> <p>21      vast majority of the bulk requirements.</p> <p>22      MR. FOOSE: That was a good question,</p> <p>23      though. I was curious, could you repurpose</p> <p>24      this building?</p> <p>25      MR. WINTERS: I wouldn't put repurpose</p>

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<p style="text-align: right;">Page 154</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 154</p> <p>2 in the redevelopment, because that's almost</p> <p>3 like saying we have a new tenant and that's</p> <p>4 that.</p> <p>5 MR. FOOSE: You could just say</p> <p>6 hypothetical. I'm okay with that answer.</p> <p>7 MR. WINTERS: Anything I would call a</p> <p>8 redevelopment on an application, we would be</p> <p>9 before the board with redevelopment. I -- we</p> <p>10 know the setback limitations and the other</p> <p>11 limitations. I'd still be inclined to say,</p> <p>12 no, there still would be a number of</p> <p>13 compliance issues for anything else.</p> <p>14 MS. WESTLAKE: Do you think there would</p> <p>15 be 22 compliance issues?</p> <p>16 MR. WINTERS: Potentially.</p> <p>17 MS. WESTLAKE: Really? All right.</p> <p>18 MR. WINTERS: I could say that safely;</p> <p>19 potentially.</p> <p>20 MS. WESTLAKE: Appreciate it.</p> <p>21 MR. FOOSE: Thank you, Ms. Westlake.</p> <p>22 Members of the public, state your name</p> <p>23 and address and then dig into your questions.</p> <p>24 MR. SEVELL: Good evening, everybody.</p> <p>25 My name is John Sevell, I live on Glen</p>	<p style="text-align: right;">Page 155</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 155</p> <p>2 Road. Could you put the first picture back</p> <p>3 on.</p> <p>4 MR. OLLER: Would you just spell your</p> <p>5 last name for us please.</p> <p>6 MR. SEVELL: Sevell, S-E-V-E-L-L.</p> <p>7 MR. FOOSE: A-1.</p> <p>8 MR. WINTERS: The existing condition?</p> <p>9 MR. SEVELL: Yeah. My property is on</p> <p>10 the westbound corner right in the -- yes,</p> <p>11 right there.</p> <p>12 You talked about the water running off</p> <p>13 and everything, and you said it was just</p> <p>14 going to dump onto Route 22, but right at the</p> <p>15 end of your driveway, on your other picture,</p> <p>16 there's a sewer on that one side. This is</p> <p>17 what the sewer looks like. It crosses under</p> <p>18 22 and dumps into our property.</p> <p>19 MR. OLLER: Mr. Sevell, if we're going</p> <p>20 to use a photo, I'm going to mark it into</p> <p>21 evidence.</p> <p>22 MR. SEVELL: Excuse me?</p> <p>23 MR. OLLER: I need to see the photo and</p> <p>24 we're going to mark it and we could show it</p> <p>25 to him.</p>
<p style="text-align: right;">Page 156</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 156</p> <p>2 MR. MLENAK: If this is heading to a</p> <p>3 question instead of a comment, yes.</p> <p>4 MR. SEVELL: The creek that that runs</p> <p>5 on is totally washed out. So every time it</p> <p>6 rains we get more water from the existing</p> <p>7 building, and you're doubling the square</p> <p>8 footage of the roof and nonpermeable property</p> <p>9 that we're going to get even more water. No</p> <p>10 one has come to our property to assess the</p> <p>11 creek or anything like that, and we've lost a</p> <p>12 couple of trees. It's getting worse and</p> <p>13 worse. Here's a picture of the sewer on the</p> <p>14 Route 22 side, my side.</p> <p>15 MR. FOOSE: And you took these</p> <p>16 pictures, sir?</p> <p>17 MR. OLLER: Wait go back to what I just</p> <p>18 marked as O-1, that first photograph. What</p> <p>19 was that a photo of.</p> <p>20 MR. SEVELL: That was the sewer on</p> <p>21 Route 22 side that crosses under 22 to the</p> <p>22 Vosseller.</p> <p>23 MR. OLLER: When you say "Route 22</p> <p>24 side," you mean --</p> <p>25 MR. SEVELL: Westbound side and it</p>	<p style="text-align: right;">Page 157</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 157</p> <p>2 crosses under 22 to the eastbound side and</p> <p>3 dumps on the Glen Road side, and basically it</p> <p>4 dumps into our backyards. Now, with the way</p> <p>5 it's set up now, we're inundated with water</p> <p>6 every time it rains, and if you're doubling</p> <p>7 this and tripling it -- and he said from the</p> <p>8 middle over it's going to go into the basin.</p> <p>9 From the middle to the left it's going to be</p> <p>10 dumping on 22, and that water ends up on our</p> <p>11 property.</p> <p>12 MR. OLLER: I'll give you this one</p> <p>13 back. I marked this photograph as O-2, and</p> <p>14 can you just tell us what that's a picture</p> <p>15 of.</p> <p>16 MR. SEVELL: As you see the sewer, this</p> <p>17 is the eastbound side of 22 where it dumps</p> <p>18 into our property.</p> <p>19 MR. OLLER: That's the outlet?</p> <p>20 MR. SEVELL: Yes. Yes. And there's</p> <p>21 three sewers on the westbound side that dump</p> <p>22 onto our property. And here's another</p> <p>23 picture.</p> <p>24 MR. OLLER: I'm assuming you're getting</p> <p>25 to a question with all these photographs,</p>

40 (Pages 154 to 157)



1 - CHIMNEY ROCK SELF STORAGE - 158  
2 right?

3 MR. SEVELL: Yes. Are they going to do  
4 anything with the sewer system that's  
5 existing there? Or the westbound corner of  
6 the property 15 feet higher than the  
7 eastbound side, so if you're going to put  
8 15 feet higher with another 20-foot light on  
9 there, that's 30 something feet of light.  
10 And how many light posts are you going to put  
11 along that property?

12 MR. OLLER: Wait. So before you get to  
13 the light poles. The sewer structure.

14 MR. SEVELL: Yeah, will they do  
15 anything with the sewer system? And clean  
16 the creek out? Or put a pipe in? Or do  
17 anything?

18 MR. WINTERS: I can speak to the storm  
19 water first. And before we talk about the  
20 downstream, I just want to reiterate what the  
21 development will do with storm water as a  
22 result of what we're proposing.

23 Yes, there's going to be a lot more  
24 building on the site, but there's going to be  
25 a lot less parking on the site. There's

1 - CHIMNEY ROCK SELF STORAGE - 159  
2 going to be a tenth of an acre more of total  
3 pavement on the site when we're done with it,  
4 and to comply with the rules for development  
5 we're going to have to reduce the peak rate  
6 of how quickly water runs off in certain  
7 storm events. That's the design standards we  
8 have to go with. So we're going to capture  
9 more water than we capture today.

10 Most of -- in today's condition, most  
11 of this ends up down here. I should describe  
12 that better. The majority of the developed  
13 part of the site - the building, the parking  
14 lot, the rear, the parking lot to the right -  
15 are conveyed into the existing detention  
16 basin on the east side of the site. A  
17 smaller portion of the western part of the  
18 site --

19 MR. SEVELL: That's going to 22.

20 MR. WINTERS: Today that directly goes  
21 to route 22 in this direction to the west.

22 MR. SEVELL: Exactly. And west is  
23 where the sewer is.

24 MR. MLENAK: So if I could ask this  
25 question: Do you -- based on the designs

1 - CHIMNEY ROCK SELF STORAGE - 160  
2 that are being proposed, can Mr. Sevell  
3 anticipate greater runoff to his property  
4 from the west side of the property?

5 MR. WINTERS: We're not going to  
6 increase the rate of what's running off  
7 today, because we're not allowed to. We  
8 cannot increase what's running off of this  
9 and comply.

10 MR. MLENAK: And part of Mr. Sevell's  
11 question was about the size of the building  
12 and the rooftop. You can address --

13 MR. WINTERS: Yes. In terms of the  
14 size of the building and the rooftop, the  
15 building will be entirely collected and  
16 run -- directed into the underground system  
17 and the aboveground system at this side of  
18 the site and connect into the downstream  
19 drainage systems on that part of 22.

20 And I wanted to start there just to be  
21 very clear that, yes, we know we're  
22 developing it, we're making changes, but  
23 we're obligated not to increase these rates,  
24 and it's the rates that drive conveyance and  
25 what downstream can handle. To that point,

1 - CHIMNEY ROCK SELF STORAGE - 161  
2 like I said, we're not going to increase  
3 what's going out this driveway, and we're  
4 going to reduce, to whatever amount is  
5 required, the current rate going out the  
6 other direction.

7 Beyond that, there's nothing proposed  
8 to address anything with the current creek  
9 situation. That's not something we have  
10 knowledge about. We weren't aware of that  
11 condition.

12 MR. SEVELL: We have a high water table  
13 in this area. I'm assuming they're going to  
14 do a perc test before they do this retention  
15 spot. When it rains, that's going to fill up  
16 quickly.

17 MR. WINTERS: It's interesting, because  
18 at least on this part of the site, and  
19 understanding this -- we're higher than your  
20 side of the road, that's obvious, you look up  
21 at our site. When we performed some tests  
22 here to determine infiltration rates and such  
23 we went to depths at which we did not  
24 encounter groundwater on this part of the  
25 site. That doesn't mean you're not going to

<p style="text-align: right;">Page 162</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 162</p> <p>2 have that in different areas, but thus far,</p> <p>3 from our evaluation, we haven't run into that</p> <p>4 condition. Now, that's also 20 feet higher</p> <p>5 than as you go down. So I'm just calling</p> <p>6 that point out, so with that information</p> <p>7 that's what we know.</p> <p>8 MR. SEVELL: Because one end of your</p> <p>9 property to the other property is more than</p> <p>10 20 feet, so all that water is going that way,</p> <p>11 right to that sewer system.</p> <p>12 MR. WINTERS: From the rest of Route 22</p> <p>13 you're saying. That would make sense,</p> <p>14 because that's the direction Route 22 moves</p> <p>15 in. So ultimately all that water is going in</p> <p>16 that direction. We still are obligated to,</p> <p>17 and we comply with our design by reducing the</p> <p>18 rate of runoff, so we are reducing how</p> <p>19 quickly the water is coming off the site.</p> <p>20 That's why we have retention basins to reduce</p> <p>21 those rates.</p> <p>22 MR. SEVELL: I also have a question</p> <p>23 with the lighting. How many light posts are</p> <p>24 you going to put along the front of that</p> <p>25 building?</p>	<p style="text-align: right;">Page 163</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 163</p> <p>2 MR. WINTERS: The light posts and --</p> <p>3 just because it is the proposed condition on</p> <p>4 Exhibit A-2 that I'm flipping over. The</p> <p>5 light poles are only right now proposed in</p> <p>6 this part of the parking area. We may -- as</p> <p>7 discussed, we're going to look at the</p> <p>8 lighting along the frontage. We may revisit</p> <p>9 that in case the light poles may give us less</p> <p>10 or improved conditions along this side, but</p> <p>11 right now these are building mounted light</p> <p>12 along here.</p> <p>13 MR. SEVELL: So you're proposing a dark</p> <p>14 building, you're not going to put any</p> <p>15 illuminating lights along --</p> <p>16 MR. WINTERS: No. There's lights</p> <p>17 proposed here mainly to illuminate the drive</p> <p>18 aisle on this side, on the south side of the</p> <p>19 building along that driveway, but the mounted</p> <p>20 light poles, the 20-foot poles, are in the</p> <p>21 eastern side of the building in that parking</p> <p>22 lot.</p> <p>23 MR. SEVELL: Because most of the people</p> <p>24 here live in that row of houses right there,</p> <p>25 so if that's going to be lit up 24/7, then</p>
<p style="text-align: right;">Page 164</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 164</p> <p>2 that's going to be in our backyards.</p> <p>3 MR. WINTERS: As to the hours, we could</p> <p>4 speak more about the hours. I'm going to let</p> <p>5 that come out I think in the next testimony.</p> <p>6 MR. SEVELL: Did you ever propose in</p> <p>7 putting a wall up on the other side of 22?</p> <p>8 MR. MLENAK: On the south side?</p> <p>9 MR. SEVELL: On the Glen Road side.</p> <p>10 MR. WINTERS: Along the shoulder of --</p> <p>11 MR. SEVELL: Yeah.</p> <p>12 MR. WINTERS: Had not considered that,</p> <p>13 no. I mean, that's a state right of way</p> <p>14 there.</p> <p>15 MR. FOOSE: Mr. Mlenak, maybe we could</p> <p>16 get --</p> <p>17 MR. SEVELL: I have another question</p> <p>18 for the Board.</p> <p>19 MR. FOOSE: Just if I could interject</p> <p>20 here very quickly. In other cases, we've</p> <p>21 seen applicants kind of give a current</p> <p>22 condition of lighting, and then a proposed</p> <p>23 condition of lighting, so, you know,</p> <p>24 residents can get a feel for where the light</p> <p>25 posts are, and, you know, it doesn't have to</p>	<p style="text-align: right;">Page 165</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 165</p> <p>2 be down to the candle watts or the lumens,</p> <p>3 but I think it would help the neighbors to</p> <p>4 understand what the current conditions are</p> <p>5 versus what the proposed conditions are going</p> <p>6 to be.</p> <p>7 MR. MLENAK: So obviously the</p> <p>8 application submitted a lighting plan, we can</p> <p>9 provide existing conditions.</p> <p>10 MR. FOOSE: Thank you.</p> <p>11 MR. SEVELL: Most storage units, you</p> <p>12 pull up to the garages, you unload and load</p> <p>13 it at your individual spaces, and the way</p> <p>14 it's proposed here is everybody is going to</p> <p>15 meet in the parking lot at that one spot, so</p> <p>16 you're going to have 800 people at that one</p> <p>17 spot. My question is: Has anybody from the</p> <p>18 board or town went to one of his other</p> <p>19 locations and just watched how many people</p> <p>20 come in and out of this parking lot all day</p> <p>21 and night.</p> <p>22 MR. FOOSE: You can't ask us questions,</p> <p>23 but if you'd like to know, I went to two</p> <p>24 others today, but I'm not presenting the</p> <p>25 application.</p>

42 (Pages 162 to 165)

1 - CHIMNEY ROCK SELF STORAGE - 166

2 MR. SEVELL: Will anybody do that?

3 MR. FOOSE: Why don't you reframe that  
4 question to the applicant and ask them --

5 MR. MLENAK: To the extent the engineer  
6 can answer that. Obviously we've said  
7 multiple times we have an operator who is  
8 going to testify as well but...

9 MR. WINTERS: I think they may be able  
10 to better indicate frequency and operations  
11 as far as when people are there.

12 MR. MLENAK: But again, the number --

13 MR. SEVELL: Do you have a number of  
14 how many people coming in and out on a given  
15 day?

16 MR. WINTERS: I don't have that  
17 information right now, no.

18 MR. MLENAK: But from a design  
19 perspective, you base the number of spaces,  
20 again, on what?

21 MR. WINTERS: Yes. We base the number  
22 of spaces on the Institute for Transportation  
23 Engineer identifies parking demand for  
24 different uses, and the parking demand  
25 associated with the use of this size --

1 - CHIMNEY ROCK SELF STORAGE - 167

2 MS. RICKS: Is your microphone on? The  
3 public is having a hard time hearing you.

4 MR. WINTERS: The Institute for  
5 Transportation Engineers guide provides  
6 documentation, analysis on the number and the  
7 demand for parking spaces for different uses,  
8 and that was the basis for our calculation of  
9 19 being appropriate for this kind of use.

10 MR. SEVELL: Just my main concern is  
11 just the water, because we're getting flooded  
12 in our backyards every time it rains. I just  
13 feel like you're doubling the square footage  
14 of the area. We're going to get a lot more  
15 water, and hopefully you guys look into that  
16 more. That's all.

17 MR. OLLER: You'll have an opportunity  
18 to come up and make statements at the end.

19 MR. SEVELL: Thank you.

20 MS. RICKS: Should we take the photos?

21 MR. FOOSE: I got them.

22 We're going to do one more resident.  
23 It's 10 o'clock. We typically stop, but we  
24 do have a full house here.

25 So please, sir, come on up.

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2 MR. BUCZKOWSKI: Good evening,  
3 everyone. Thank you for coming. Okay. My  
4 name is Stan James Buczkowski.  
5 B-U-C-Z-K-O-W-S-K-I.

6 I'm on Glen Road, dead center on the  
7 building, and for years we've had this  
8 property since 1963. I grew up on that  
9 property, on Glen Road when it was a cow  
10 pasture back in the 50's. So I know this  
11 area very, very well, and I'm telling you we  
12 get nothing but water coming about from the  
13 fourth house in --

14 MR. OLLER: I'm just going to call you  
15 Mr. B for my own sake. But you just have to  
16 ask questions right now and not make  
17 statements.

18 MR. FOOSE: I promise at the end of  
19 this case you could speak as long as you want  
20 for or against the application.

21 MR. BUCZKOWSKI: Okay, I gotcha.

22 The question would be on the traffic,  
23 on parking. You said the main traffic is  
24 coming in from the east side, coming down,  
25 and then backing into this two spaces that's

1 - CHIMNEY ROCK SELF STORAGE - 169

2 allocated here in the front of the building.  
3 My concern is, what the woman said earlier,  
4 was -- she said where is somebody going to  
5 turn around. Where -- with respect -- are  
6 they going to drive around the fire lane?  
7 What if there's a fire? Are people going to  
8 be parking elsewhere? Parking, I just can't  
9 see 19 spaces and I don't --

10 MR. OLLER: Is your question where are  
11 they going to park?

12 MR. BUCZKOWSKI: I'm sorry?

13 MR. OLLER: What's your question?

14 MR. BUCZKOWSKI: My question is: I  
15 don't see anything for ADA related parking or  
16 anything like that.

17 MR. WINTERS: We do have an ADA parking  
18 space. Based on this number of spaces we're  
19 required to provide one, and we're going to  
20 provide that on the eastern side of the  
21 building all the way on the right of the  
22 parking that is head in at the building.

23 MR. BUCZKOWSKI: Okay. And with  
24 respect to the parking space, you said they  
25 were 9 by 18, I think you said earlier. That

<p style="text-align: right;">Page 170</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 170</p> <p>2 9 by 18, a lot of people are going to be</p> <p>3 opening doors, hitting into other cars.</p> <p>4 You're going to have issues with people. I</p> <p>5 just think the spaces should be wider.</p> <p>6 MR. FOOSE: Our planner agrees with</p> <p>7 you, and they've answered the question. But</p> <p>8 they're also going to come back and make some</p> <p>9 changes, so maybe when we hear the next</p> <p>10 hearing there will be changes on the nine</p> <p>11 versus nine-and-a-half feet.</p> <p>12 MR. BUCZKOWSKI: Okay, great.</p> <p>13 Now, also with respect to the building.</p> <p>14 The building I know is very large for the</p> <p>15 zone it's in, because you're asking for</p> <p>16 relief from the Board for the use. I'm</p> <p>17 concerned about noise, people coming in --</p> <p>18 contractors coming in at 6 to 9:00 a.m. Some</p> <p>19 people work evenings; some people work</p> <p>20 afternoons --</p> <p>21 MR. OLLER: So is that your question to</p> <p>22 him? What are they doing for noise control?</p> <p>23 MR. BUCZKOWSKI: Yes. Like buffer -- I</p> <p>24 see you have the shrubbery straight across.</p> <p>25 Sometimes when you stagger shrubbery you get</p>	<p style="text-align: right;">Page 171</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 171</p> <p>2 more of a deadening sound barrier.</p> <p>3 MR. WINTERS: And we do propose the</p> <p>4 staggered shrubs at the rear. We do have the</p> <p>5 landscaping, which I expect we're going to</p> <p>6 look for ways to increase that landscaping</p> <p>7 even more.</p> <p>8 MR. OLLER: Do you have any of that on</p> <p>9 the front of the building that would help</p> <p>10 him?</p> <p>11 MR. WINTERS: Thus far, as testified,</p> <p>12 we've provided landscaping in areas that were</p> <p>13 not encumbered by this sewer easement.</p> <p>14 MR. BUCZKOWSKI: Well, I have a four</p> <p>15 bedroom house, and the two main bedrooms with</p> <p>16 the bathrooms to the back of the house face</p> <p>17 dead center of that building, and I know</p> <p>18 lights, and that's going to be a noise</p> <p>19 problem for me.</p> <p>20 MR. FOOSE: Mr. B, maybe a question,</p> <p>21 would you provide more vegetative buffer in</p> <p>22 the front of the building?</p> <p>23 MR. BUCZKOWSKI: Yes, or a wall.</p> <p>24 MR. WINTERS: We would be happy to look</p> <p>25 into seeing if we could do more vegetation at</p>
<p style="text-align: right;">Page 172</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 172</p> <p>2 the front. If we could find ways to do that</p> <p>3 we'll look into that.</p> <p>4 MR. MLENAK: But, you know, identify</p> <p>5 the issue with the easement.</p> <p>6 MR. WINTERS: Yes. That's our</p> <p>7 restriction. I mean, we're restricted by</p> <p>8 what we can and can't do in the easement.</p> <p>9 MR. MLENAK: There is an easement, a</p> <p>10 sewer easement that runs the front, that we</p> <p>11 can't have plantings there.</p> <p>12 MR. OLLER: Can you provide us with a</p> <p>13 copy of the sewer easement please?</p> <p>14 MR. MLENAK: Of course, absolutely.</p> <p>15 The other thing we could of course do, and</p> <p>16 whether this is some comfort to you, I don't</p> <p>17 know, but obviously the applicant has to</p> <p>18 comply with all the state ordinances.</p> <p>19 MR. BUCZKOWSKI: Okay. And my other</p> <p>20 last question would be the benchmark, the</p> <p>21 elevation of the interior floor. What's the</p> <p>22 relationship from the benchmark elevation</p> <p>23 being ground level where the building is</p> <p>24 going to -- you said it's 26 feet. How is</p> <p>25 that relating to what's there now? I know</p>	<p style="text-align: right;">Page 173</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 173</p> <p>2 the building there now is a little larger,</p> <p>3 taller, so it would be shorter than that</p> <p>4 building there?</p> <p>5 MR. WINTERS: The proposed building is</p> <p>6 calculated to be four feet taller than the</p> <p>7 existing building. We calculated it at</p> <p>8 22-foot height above average grade existing</p> <p>9 building. We're going to 26 feet -- I'm</p> <p>10 sorry. Oh, I'm sorry. Hang on. I'm getting</p> <p>11 a clarification.</p> <p>12 MR. BUCZKOWSKI: Thank you very much.</p> <p>13 MR. FOOSE: You're welcome. And Mr. B,</p> <p>14 if you have more questions, we're going to</p> <p>15 have another meeting, feel free to come back.</p> <p>16 MR. BUCZKOWSKI: Thank you very much.</p> <p>17 MR. FOOSE: We're going to call it.</p> <p>18 MR. MLENAK: Mr. Chairman, we could</p> <p>19 clarify --</p> <p>20 MR. WINTERS: I think -- our architect</p> <p>21 has already been sworn in, I think he could</p> <p>22 clarify that a little bit better than I can</p> <p>23 on the height.</p> <p>24 MR. OLLER: State who you are.</p> <p>25 MR. NOCELLA: Sorry, Robert Nocella,</p>

1 - CHIMNEY ROCK SELF STORAGE - 174  
 2 SNS Architects and Engineers.  
 3 Just to clarify, so the existing  
 4 building height, the top of the parapet is  
 5 measured to grade .157.75. Our new building,  
 6 the parapet, the main parapet of the building  
 7 measures at 158. So essentially the building  
 8 is the same height grade wise.

9 MR. FOOSE: Thank you.

10 Mr. Mlenak, it's past 10 o'clock.  
 11 We've gone a few minutes past, which I  
 12 typically hate to do, but you've been good  
 13 sports tonight. Our next meeting is  
 14 scheduled for the 28th after Thanksgiving.

15 MS. DOYLE: I think we should go  
 16 through what we got here, so that you're  
 17 aware and then you make your decision. I'd  
 18 like to go through the next two months.

19 MR. FOOSE: This is a busy board for  
 20 the unforeseeable future unfortunately.

21 MS. DOYLE: On the 28th we have  
 22 Somerville Lumbar and the CX Tower. The CX  
 23 Tower is a telecommunications tower, a new  
 24 one, next to -- near Wegmans, so that's going  
 25 to be a fairly long one. So that's the 28th

1 - CHIMNEY ROCK SELF STORAGE - 175  
 2 of November. In December we have 1200  
 3 Route 22, that's a large warehouse. And then  
 4 we have Belly. Now, Belly is a townhouse --  
 5 a dense townhouse development off of Mount  
 6 Prospect Road in Finderne. It's extremely  
 7 dense.

8 MR. FOOSE: Scarlett, just to back up  
 9 one. The warehouse, that 1200 Route 22 is a  
 10 case that we're required by law to hear,  
 11 because the applicant has filed suit, and why  
 12 don't you give us a very brief background, so  
 13 the Board understands that this not  
 14 necessarily a new warehouse application, but  
 15 this is an application that's been forced  
 16 upon us by virtue of the warehouse ordinance  
 17 our township council has passed.

18 MS. DOYLE: That and plus, more  
 19 importantly, we're maxed out on the time. We  
 20 have 120 days in which we have to schedule  
 21 it. That's the date. We've got to at least  
 22 schedule it and get approval to carry it, but  
 23 it has to be scheduled for the 12th.

24 MR. FOOSE: Okay.

25 MS. DOYLE: So then we have reorg in

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 2 January. I mean, that's its. Unless --

3 MR. FOOSE: And we have Signature for  
 4 that evening scheduled, correct?

5 MS. DOYLE: Signature is going to be in  
 6 January, yeah. And in January we don't  
 7 have -- as you know, we don't have any dates  
 8 other than the first reorg meeting. So all  
 9 of these will be carried to that reorg  
 10 meeting and then given their dates. This  
 11 Board is extremely slammed.

12 MR. FOOSE: Thank you, Scarlett. So  
 13 for members of the public, our next meeting  
 14 is November 28th. That's going to be  
 15 Somerville Lumbar. That's going to be a  
 16 continuation. And the CX Tower, time  
 17 permitting.

18 Mr. Mlenak, based on what you've heard,  
 19 when do you anticipate you'd like to come  
 20 back and see the Board.

21 MR. MLENAK: The 28th wouldn't work  
 22 anyway to get the resubmissions on time any  
 23 way, so nothing there. I mean, to the extent  
 24 the Board has only one meeting in December,  
 25 is what I hear, we can carry it to that date

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 2 understanding we may not be heard.

3 MS. DOYLE: Either that or we could go  
 4 to the reorg meeting on January 1st, and then  
 5 you could get your date then. It's very  
 6 unlikely you're going to be heard on the 12th  
 7 of December.

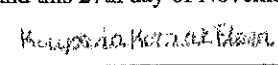
8 MR. FOOSE: Scarlett, our reorg is not  
 9 January 1st. Our reorg is January --

10 MS. DOYLE: January 9th. Did I say the  
 11 1st? I'm sorry. January 9th.

12 MR. FOOSE: January 9th.

13 MR. MLENAK: So what I suggest, and you  
 14 guys know this application better, but we've  
 15 all seen -- we have slammed agendas and  
 16 things get carried, and then we have a free  
 17 night, and there's no application to be  
 18 heard. So I would like to carry it to the  
 19 12th with the understanding that it might  
 20 have to be carried again, just to protect --  
 21 in case things do happen and things fall off  
 22 the agenda.

23 MR. FOOSE: I do want to make sure that  
 24 members of the public are not blind sided.  
 25 It's the holidays. I want to make sure they

<p style="text-align: right;">Page 178</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 178</p> <p>2 have plenty of notice.</p> <p>3 Scarlett, what's the best way to</p> <p>4 proceed making sure that we have maximum</p> <p>5 notice to members of the public and people</p> <p>6 are aware of this case and the date?</p> <p>7 MS. DOYLE: What we could do is make</p> <p>8 the announcement tonight. It's on YouTube</p> <p>9 and it's here, and it would be for</p> <p>10 December 12th, no further notice would be</p> <p>11 required, and it would be here recognizing</p> <p>12 that we have two other applications before</p> <p>13 it.</p> <p>14 MR. FOOSE: Okay. So to formalize</p> <p>15 that, this case will be continued to</p> <p>16 7:00 p.m. Our December 12th meeting, we</p> <p>17 anticipate that case, most likely, will be</p> <p>18 carried on that evening, but nonetheless,</p> <p>19 7:00 p.m., this room, December 12th.</p> <p>20 MR. OLLER: And there will be no</p> <p>21 further notices from the applicant to the</p> <p>22 public.</p> <p>23 MR. MLENAK: Thank you all so much.</p> <p>24 MS. RICKS: Mr. Chairman, my rough</p> <p>25 calculation shows that the time of decision</p>	<p style="text-align: right;">Page 179</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 179</p> <p>2 is 12/14. I'm not sure if that's correct.</p> <p>3 MR. MLENAK: We will submit a letter</p> <p>4 extending time to January.</p> <p>5 MR. FOOSE: Good catch.</p> <p>6 MS. RICKS: Thank you.</p> <p>7 MR. OLLER: And on the record, you</p> <p>8 agree to do that, the January meeting. What</p> <p>9 did we say? Is the 9th?</p> <p>10 MR. FOOSE: Reorg is the 9th, yeah.</p> <p>11 MS. RICKS: Can you do the February</p> <p>12 meeting, so that they can get through reorg?</p> <p>13 MR. MLENAK: There's no meeting date --</p> <p>14 MS. RICKS: Expiration --</p> <p>15 MR. MLENAK: I was going to give it to</p> <p>16 you January 31st.</p> <p>17 MS. DOYLE: The expiration to</p> <p>18 January 31st?</p> <p>19 MR. MLENAK: Correct.</p> <p>20 MR. FOOSE: So our next meeting for the</p> <p>21 zoning board members will be here</p> <p>22 November 28th; Somerville Lumber, CX Tower.</p> <p>23 This case will be continued to</p> <p>24 December 12th, 7:00 p.m., this room with no</p> <p>25 further notice. And with that said, if</p>
<p style="text-align: right;">Page 180</p> <p>1 - CHIMNEY ROCK SELF STORAGE - 180</p> <p>2 there's no other Board business, I'd seek a</p> <p>3 motion to adjourn please.</p> <p>4 MR. WEIDELI: I move.</p> <p>5 MR. FOOSE: All right. Mr. Weideli and</p> <p>6 Mr. Bongiorno.</p> <p>7 Thank you, everyone, and thank you to</p> <p>8 the applicant.</p> <p>9 MR. MLENAK: Thank you so much,</p> <p>10 Mr. Chairman.</p> <p>11 (The matter was concluded.)</p> <p>12 (Time noted: 10:10 p.m.)</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p style="text-align: right;">Page 181</p> <p>1 CERTIFICATION 181</p> <p>2 STATE OF NEW JERSEY )</p> <p>3 ) ss.:</p> <p>4 COUNTY OF SOMERSET )</p> <p>5 I, KRYSTINA KORNAK FLORA, a Notary</p> <p>6 Public within and for the State of New Jersey, do</p> <p>7 hereby certify:</p> <p>8 That the testimony(s) that is(are)</p> <p>9 hereinbefore set forth, is(are) a true and accurate</p> <p>10 record of the testimony given by such witness(es).</p> <p>11 I further certify that I am not</p> <p>12 related to any of the parties to the action by blood</p> <p>13 or marriage; and that I am in no way interested in</p> <p>14 the outcome of this matter.</p> <p>15 IN WITNESS WHEREOF, I have hereunto</p> <p>16 set my hand this 27th day of November, 2023.</p> <p>17 </p> <p>18</p> <p>19 KRYSTINA KORNAK FLORA</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>