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February 25, 2022

Revised Engineering Plan Submittal for the March 10, 2022 Hearing

Via Overnight Mail

Cheryl Spinella – Secretary
Borough of Totowa Planning Board
Municipal Complex
Totowa Road at Cherba Place
Totowa, New Jersey 07512

Re: Extra Space Storage, LLC – Totowa PB (the “Applicant”)
930 Riverview Drive; Block 169, Lot 6 QC000A (the “Property”)

Dear Ms. Spinella:

As you are aware, this office represents the above Applicant in connection with its application before the Totowa Planning Board seeking Amended Site Plan Approval to allow a portion of the Property to be used for outside storage for boats and recreational vehicles. The Applicant’s Engineer, Stonefield Engineering & Design, LLC, revised its plan to address comments raised in the Board Professionals’ review letters. To that end, enclosed please find the following for consideration at the March 10, 2022 hearing:

1. Engineering Plan prepared by Stonefield Engineering & Design, LLC dated November 11, 2021 and last revised as of February 23, 2022 consisting of two (2) sheets (10 copies); and
2. Letter prepared by Stonefield Engineering & Design, LLC dated February 25, 2022 outlining revisions made to the aforementioned plan set (10 copies).

This letter shall also confirm this matter is scheduled to be heard before the Totowa Planning Board, virtually, via Zoom, Thursday, March 10, 2022, at 7:30pm.

Thank you.

Very truly yours,

Gloria Duby

Gloria Duby, Paralegal

MGC/gd
Enclosures

[illegible]

SITE PLAN

EXTRA SPACE STORAGE

OUTDOOR VEHICLE STORAGE

PLAN

BLOCK 169, LOT 6
930 REVIEW DRIVE (COUNTY ROUTE 440)
PASSAIC COUNTY, NEW JERSEY

**ExtraSpace
Storage**

2 OF 2

STONEFIELD

February 25, 2022

Planning Board
Borough of Totowa
537 Totowa Road
Totowa, New Jersey 07512

**RE: Proposed Parking Lot Improvements
Block 169, Lot 6
930 Riverview Drive (County Route 640)
Borough of Totowa, Passaic County, New Jersey**

To Whom It May Concern:

Stonefield Engineering & Design, LLC is pleased to submit documents to address the comments contained in the Planning and Engineering review letters. Please find the following items enclosed for review:

<i>ITEM DESCRIPTION</i>	<i>DATED</i>	<i>COPIES</i>	<i>PREPARED BY</i>
Site Plans	02-25-2022	10	Stonefield Engineering & Design

The following is an itemized response to the comments contained within the Richard A. Alaimo Engineering review letter dated February 7, 2022::

1. The current site is in the I-3 Industrial Zone and it contains a building which is internally subdivided to provide for several tenants, one of which is the applicant, Extra Storage. The site has adequate parking for all the current tenants plus additional space was created and approved at the Zoning Board to stage Hello Fresh vehicles. The current applicant, Extra Storage, is proposing to designate and screen areas for overnight storage of vehicles which they are not currently permitted to do.

Acknowledged.

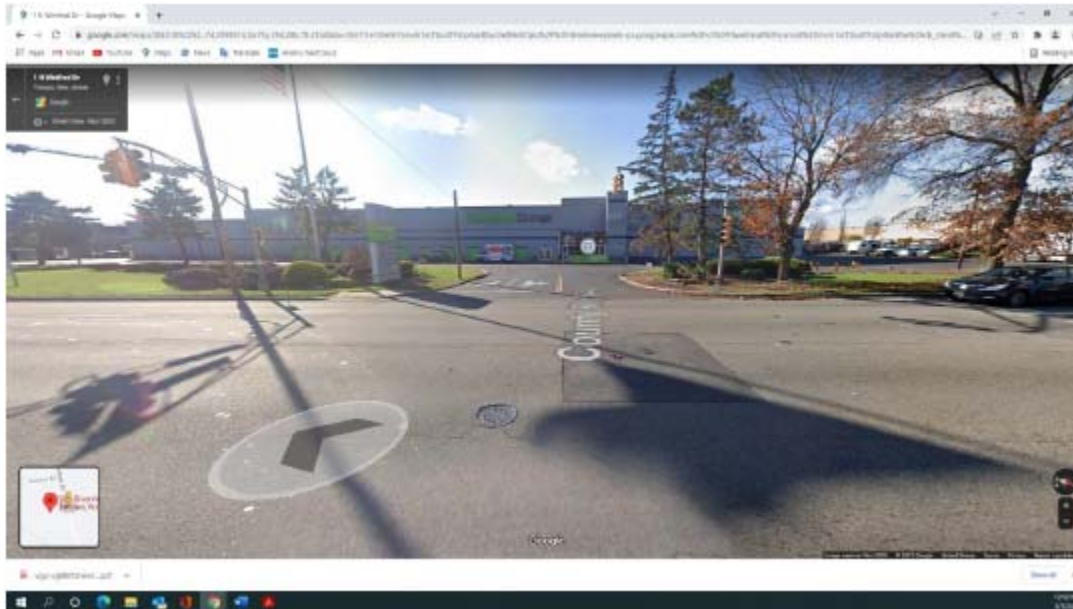
2. Designating exiting parking for overnight parking areas does not affect drainage or traffic conditions so no review was done on those topics.

Acknowledged.

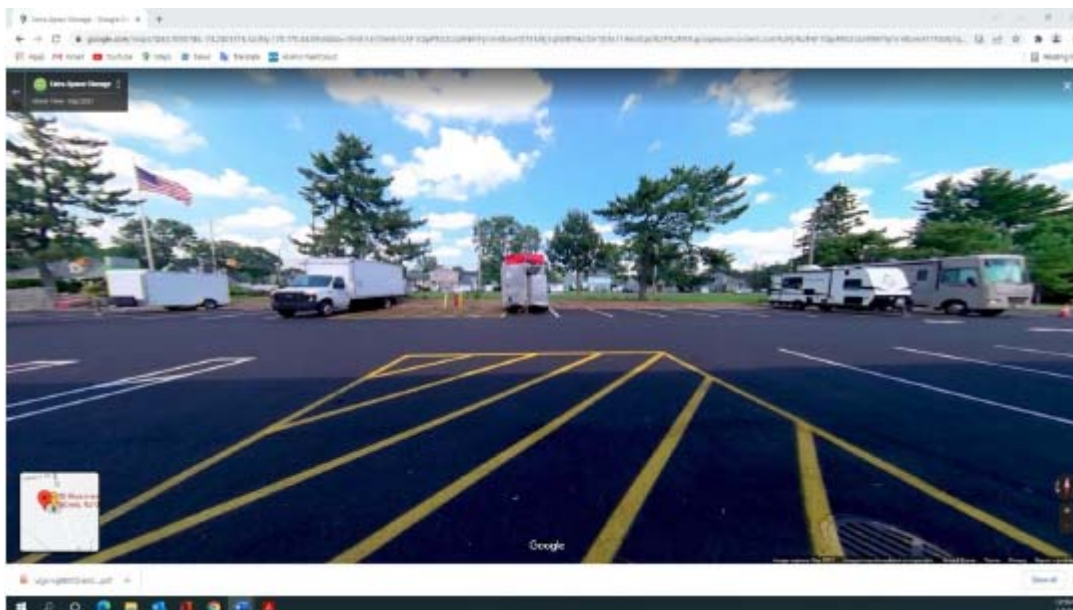
3. The location and need for the outside storage must be justified by the applicant. The Extra Storage Space fronts on Riverview Drive and there is a residential zone directly across the street. There is parking now facing across into the residential zone which can be intrusive via shining headlights. The proposed outdoor storage will also be visible since it is proposed in front along Riverview Drive and on the two front sides of the building.

Testimony will be provided.

4. [View from residential side of Riverview](#)



5. View from Extra Storage Space toward residential zone.



6. The applicant seems to have a variety of vehicles that may need to be stored. Also, if the vehicles are stored for days without being moved, then there may be other places on site more appropriate that are less visible from Riverview Drive and might be more effective than trying to hide the storage with screening especially if tall vehicles are to be stored. The applicant must identify the types of vehicles or other items to be stored outside, their size, the duration of the stay, how the parking area will be striped to accommodate them and why other locations on site are not proposed for consideration.

Testimony will be provided.

7. The planning report covers the previous approval process in detail as well as required waivers.

Acknowledged.

The following is an itemized response to the comments contained within the Colliers Engineering & Design review letter dated February 3, 2022:

Comments

Based on our review of the above-referenced materials, we offer the following comments.

General

1. The Applicant's professionals must provide testimony to support the granting of the relief from the Condition #4 of the 2016 Resolution and the waivers/exceptions.

Testimony will be provided.

2. Section 4.A. of the Application requests a waiver from Section 400-104 for the location of the storage area in front of the building. Additionally, Section 4.B. of the Application requests relief from the Resolution Condition prohibiting outside storage of materials or equipment.

However, the Site Plan does not note this relief. Additionally, we have identified two additional waivers, which were not requested by the Applicant. The Applicant shall revise the Site Plan to note all requested relief.

The Site Plan has been revised to note the requested relief the Applicant is seeking.

3. The Board should note that the Board of Adjustment memorialized a Resolution on October 13, 2021, which granted 10 Clifton Associates, LLC Preliminary and Final Site Plan approval with D(1) use variance relief and waivers to permit the construction of 250 parking spaces and other site improvements on the property for the off-site parking of Hello Fresh employees (hereinafter "Hello Fresh approval"). This increased the number of parking spaces on the site from 833 to 1,023 parking spaces.

Acknowledged.

Use

4. The Site Plan indicates the outdoor storage areas will be for vehicles while the Attorney's December 8, 2021 letter indicates the storage areas will be for boats and recreational vehicles. Testimony shall be provided to clarify all anticipated types of items to be stored within the parking area.

Testimony will be provided.

5. The depth of the five storage areas is noted to be between 13 feet and 20 feet deep, measured from the drive aisle. If larger vehicles are anticipated, such as an RV or boat, how will these vehicles be parked? Testimony shall be provided.

Testimony will be provided.

Site Plans

6. The Site Plan does not illustrate the layout and improvements associated with the Hello Fresh approval. The Plan shall be revised to include the improvements as shown on the approved Site Plan entitled "Preliminary & Final Major Site Plan Set for 10 Clifton Associates, LLC", prepared by Zachary E. Chaplin, PE of Stonefield Engineering & Design, dated July 9, 2021, revised through August 26, 2021. Note that Site Plans revised through December 1, 2021 have been submitted for resolution compliance review.

The Site Plan has been revised to incorporate the Hello Fresh Plans.

7. The plans do not label the number of parking spaces being consumed by outdoor storage. We have estimated 98 spaces, but clarification is needed. The way the plans have been drawn do not allow us to count the spaces underneath the hatching. Furthermore, the exact number of spaces needs to be clarified so the Board know what relief it is granting from Section 400-104B for storage in front of the building.

The Site Plan has been revised to indicate the exact number of spaces for storage compared to

standard parking.

8. The “Code Section” of the Off-Street Parking Requirements table on Sheet I of the Site Plans refers to Section 415-130. However, this appears to be a typo since the parking requirements are in Section 415-103. This error shall be eliminated.

The Site Plan has been revised to address this.

9. The Site Plan illustrates five areas surrounding the Extra Space Storage portion of the building as “Existing parking spaces to be converted to outdoor storage area of vehicles.” However, it is unclear what improvements, if any, will be made to convert the parking spaces to outdoor storage areas. Testimony shall be provided to clarify.

Testimony will be provided.

Parking & Loading

10. The Off-Street Parking Requirements table on Sheet I provides a parking calculation for each use as well as the proposed allocation of parking spaces. As detailed in the table below, the various uses require 489 parking spaces based on the parking requirements of Section 415-103D.(7) and the Institute of Transportation Engineers parking generations. (These numbers match the Hello Fresh Application.) According to the table 278 spaces are unassigned.

Note the difference between the 1,023 parking spaces approved in the Hello Fresh Application and the 925 above is 98 spaces.

Acknowledged.

Use	Parking Ratio	Required Spaces	Proposed Spaces
Passaic County office space (27,847 sf)	1 space per 200 sf	139 spaces	139 spaces
Digital Products, Inc. office space (6,300 sf) + warehouse space (6,300 sf)	1 space per 200 sf + 1.96 spaces per 1,000 sf*	31.5 + 12 = 43.5 spaces	30 spaces
RDD Associates office space (14,431 sf)	1 space per 200 sf	72 spaces	51 spaces
ADT Tyco office space (21,948 sf) + warehouse space (5,484 sf) + lab space (160 sf)	1 space per 200 sf + 1.96 spaces per 1,000 sf + 4.17 spaces per 1,000 sf*	110 + 11 + 1 = 122 spaces	25 spaces
Extra Space Storage space (114,000 sf)	0.25 spaces per 1,000 sf*	29 spaces	67 spaces
BCI International Group, Inc. warehouse space (19,094 sf)	1.96 space per 1,000 sf	37 spaces	40 spaces
Emergence Church (135 seats)	1 space per 3 seats	45 spaces	45 spaces
Total Spaces for Existing Uses	-	487.5 spaces	397 spaces
Unassigned Spaces	-	-	278 spaces
Total Number of Spaces Available	-	-	675 spaces
Spaces for Hello Fresh Employees	-	-	250 spaces
Total Number of Spaces On-site			925 spaces

Source: *The table indicates these calculations were sourced from the ITE Land Use Code 150, 151 and 172 85th percentile.

11. The Applicant proposes five outdoor storage areas for vehicles, which reduces the number of available parking spaces on the property from 1,023 parking spaces, per the Hello Fresh approval, to 925 spaces, which is a reduction of 98 parking spaces. According to the Off- Street Parking Requirements table, the Applicant proposes 67 spaces for the self-storage use. The Applicant shall provide testimony regarding the number of parking spaces necessary to operate the facility.

Testimony will be provided.

12. It should be noted that page 2 of the 2016 Resolution notes "In regard to the proposed occupancy of 114,350 s.f. of space for use as a storage facility, forty two (42) parking spaces are required." On the same page, it is noted that only ten to 20 spaces are actually needed for the storage facility. It is unclear how the Applicant has arrived at 29 spaces needed in the Off-Street Parking Requirements table when the 2016 Resolution indicates 42 are required. Testimony shall be provided.

The Site Plan has been updated to reflect the parking requirement from the Resolution.

Landscaping & Lighting

13. The Site Plan illustrates proposed evergreen trees between the proposed outdoor storage areas and Riverview Drive. However, the Hello Fresh approval included trees in the areas where the Site Plan illustrates new evergreen trees. The Site Plan shall be revised to illustrate the existing plants in one color, the plantings approved in the Hello Fresh Application in another color and any proposed evergreen trees in a third color to clarify exactly what is proposed and to ensure there are no conflicts.

The Site Plan has been updated to provide the requested information.

14. The Applicant illustrates the American Holly at a width of 25 feet and the Green Giant Arborvitae at a width of 15 feet. These are mature sizes, not installation sizes. Therefore, the plants are not going to be as an effective screen as illustrated. The plants shall be revised to illustrate both species at ten feet in width and shall increase the number of trees to provide a staggered, solid screening.

The Site Plan has been updated to comply with this request.

15. The Plant Schedule indicates seven Green Giant Arborvitaes are proposed, while nine are illustrated on the Plan. This discrepancy shall be eliminated.

The Site Plan has been revised accordingly.

16. The Plant Schedule indicates five American Holly trees are proposed, while six are illustrated on the Plan. This discrepancy shall be eliminated.

The Site Plan has been revised accordingly.

17. The Applicant is strongly encouraged to provide the mature height of the evergreen trees in the Plant Schedule to eliminate the waiver/exception from Section 400-99C.(1).

The mature height of the landscaping is now noted on the revised Site P

Should you have any questions, please do not hesitate to contact our office.
Best regards,



Zachary Chaplin, PE
Stonefield Engineering and Design, LLC

Sent via FedEx to Addressee

cc: Matthew Capizzi, Esq – Capizzi Law Offices (Via FedEx)
John Cruz – Extra Space (Via Electronic Delivery)

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