CAPIZZI LAW OFFICES

11 Hillside Ave., Second Floor Tenafly, NJ 07670 MATTHEW G. CAPIZZI, ESQ. 201 266 8300 (o) 201 266 8301 (f) Capizzilaw.com

New York Office: 1 Blue Hill Plaza Lobby Level, Suite 1509 Pearl River, NY 10965 Reply to New Jersey Office

February 25, 2022

Revised Engineering Plan Submittal for the March 10, 2022 Hearing

Via Overnight Mail

N.J., N.Y., & D.C. Bars

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 OC000A (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.

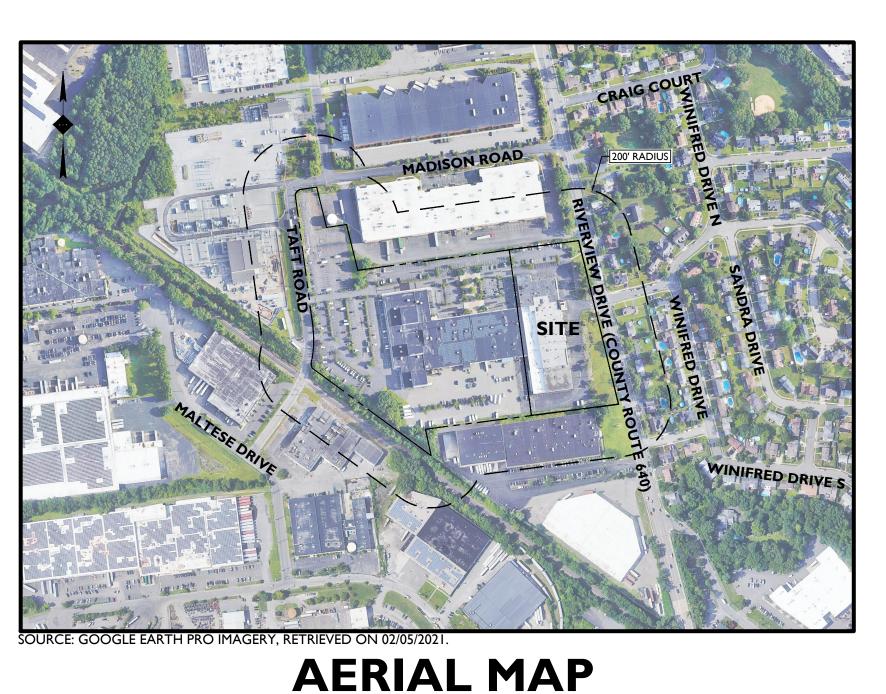
Thank you.

Very truly yours,

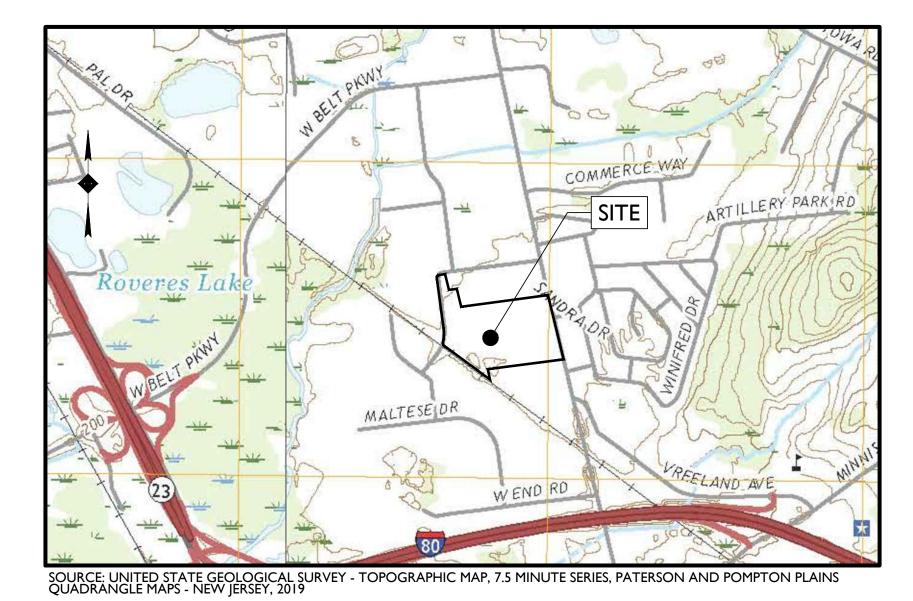
Gloria Duby

Gloria Duby, Paralegal

MGC/gd Enclosures



AERIAL MAP SCALE: I" = 400'±



LOCATION MAP

SOURCE: TAX MAP OBTAINED FROM NJGEOWEB.COM, RETRIEVED ON 02/08/2021; ZONING MAP OBTAINED FROM THE BOROUGH OF TOTOWA, PREPARED BY MASER CONSULTING P.A., DATED JULY 2015.

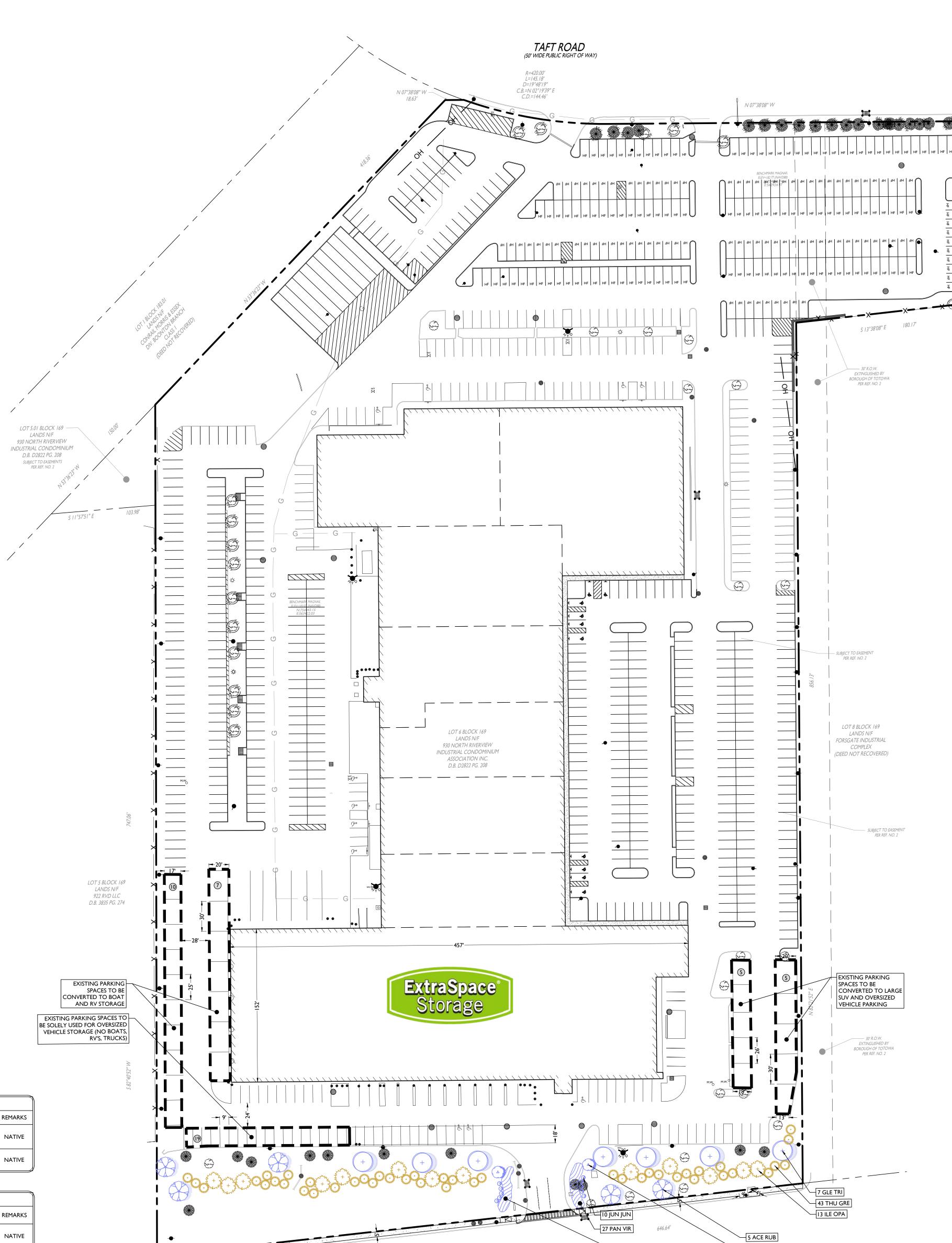
TAX & ZONING MAP

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

PLANT SCHEDULE - PROPOSED								
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FULL GROWN SIZE	CONTAINER	REMARKS
+ +	ILE OPA	13	ILEX OPACA 'JERSEY QUEEN'	AMERICAN HOLLY	6' HT	20-30' HT	B&B	NATIVE
+	THU GRE	43	GREEN GIANT ARBORVITAE	THUJA "GREEN GIANT"	6' HT	40'50' HT	B&B	NATIVE

PLANT SC	HEDUL	_E - P	REVIOUSLY APP	ROVED				
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FULL GROWN SIZE	CONTAINER	REMARKS
	AME MUL	2	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY MULTITRUNK	6' HT	20'-35' HT	B&B	NATIVE
	ACE RUB	5	ACER RUBRUM	RED MAPLE	2.5" - 3" CAL	40'-50' HT	B&B	NATIVE
+	GLE TRI	7	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2.5" - 3" CAL	40'-50' HT	B&B	NATIVE
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FULL GROWN SIZE	CONTAINER	REMARKS
O	JUN JUN	10	JUNIPERUS COMMUNIS	COMMON JUNIPER	36" HT	5' HT	B&B	NATIVE
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FULL GROWN SIZE	SPACING	REMARKS
	PAN VIR	53	PANICUM VIRGATUM	SWITCH GRASS	5 GAL	4' HT	48" o.c.	NATIVE

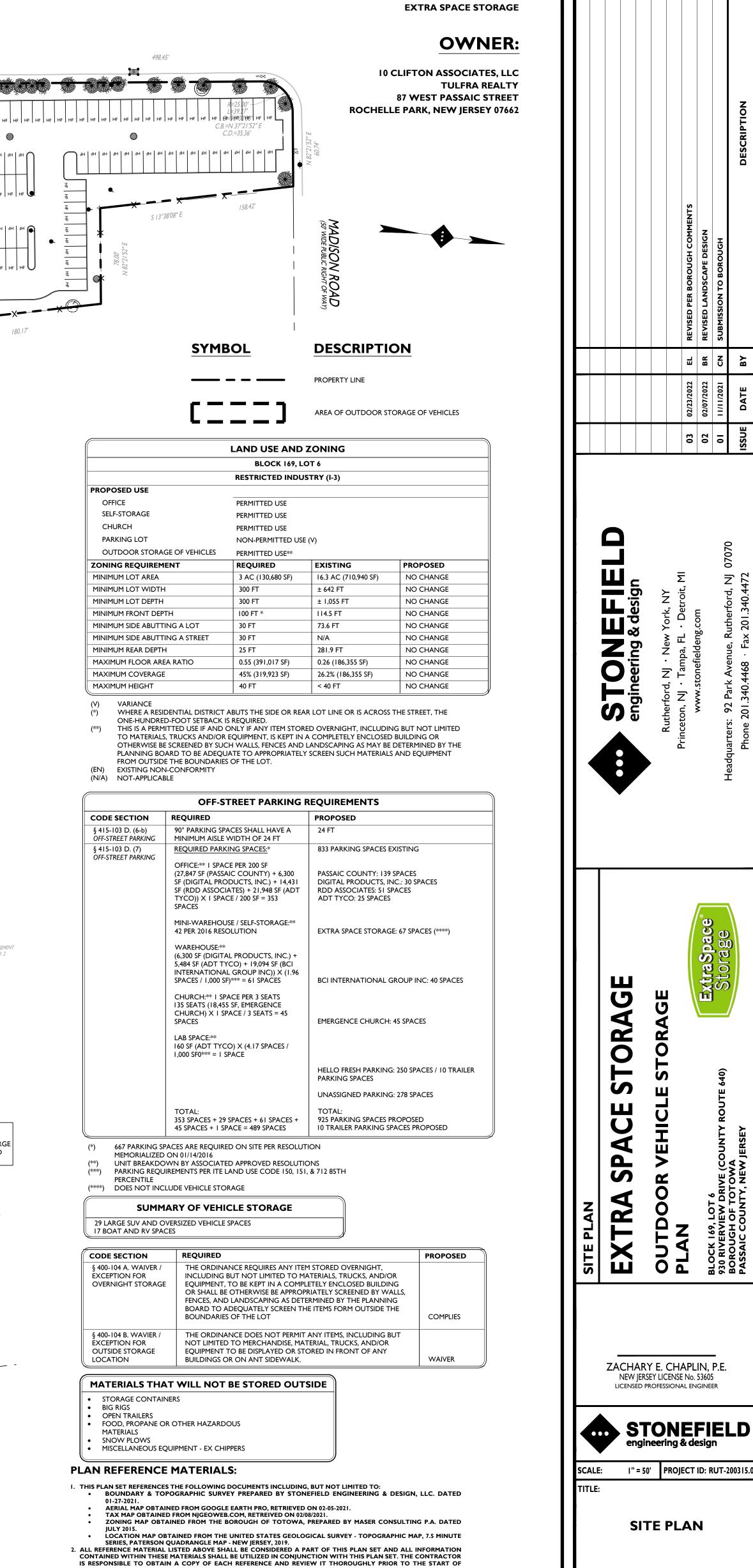
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.



RIVERVIEW DRIVE (AKA COUNTY ROUTE 640) (66' WIDE PUBLIC RIGHT OF WAY)

S 13°38'08" E

2 AME MUL



GRAPHIC SCALE IN FEET

I" = 50'

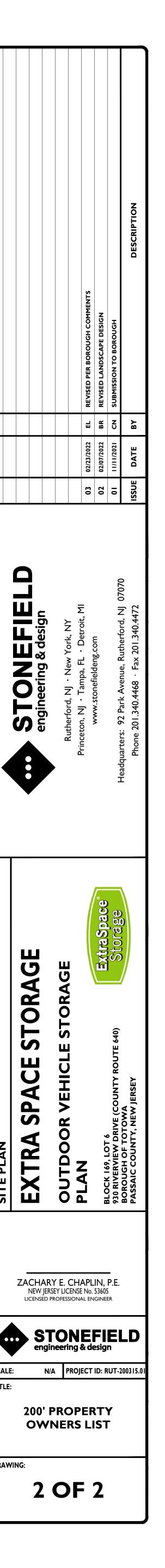
APPLICANT:

03 01 01

1 OF 2

BOROUGH OF TOTOWA 200' PROPERTY OWNERS LIST						
вьоск	LOT	OWNER	OWNER'S ADDRESS			
166		MARTE SANDRA 5 NORTH WINIFRED DRIVE TOTOWA, NEW JERSEY 07512	5 NORTH WINIFRED DRIVE			
166	2	ANGULO NELSON & ALMA 947 NORTH RIVERVIEW DRIVE TOTOWA, NEW JERSEY 07512	947 NORTH RIVERVIEW DRIVE			
166	3	RIVERA LIDUVINA A 951 NORTH RIVERVIEW DRIVE TOTOWA, NEW JERSEY 07512	951 NORTH RIVERVIEW DRIVE			
166	4	LABENDA WAYNE & SANDRA 15 NORTH WINIFRED DRIVE TOTOWA, NEW JERSEY 07512	15 NORTH WINIFRED DRIVE			
166	5	PASCUCCI MICHAEL & JENNIFER 5 WINIFRED DRIVE TOTOWA, NEW JERSEY 07512	5 WINIFRED DRIVE			
166	13	VLIETSTRA ROGER & BEVERLY ROSE 959 NORTH RIVERVIEW DRIVE TOTOWA, NEW JERSEY 07512	959 NORTH RIVERVIEW DRIVE			
166	13.01	PERGOLA FAMILY IRREVOCABLE TRUST 955 NORTH RIVERVIEW DRIVE TOTOWA, NEW JERSEY 07512	955 NORTH RIVERVIEW DRIVE			
166	14	SNELL SHARON & MICHAEL 963 NORTH RIVERVIEW DRIVE TOTOWA, NEW JERSEY 07512	963 NORTH RIVERVIEW DRIVE			
168	I	ZAYED EHSAN & MUBARAK W 6 NORTH WINIFRED DRIVE TOTOWA, NEW JERSEY 07512	6 NORTH WINIFRED DRIVE			
168	2	CARRONE JAMES & ROBYN A 16 NORTH WINIFRED DRIVE TOTOWA, NEW JERSEY 07512	16 NORTH WINIFRED DRIVE			
168	3	QATTOUS AHMAD 391 WINIFRED DRIVE	391 WINIFRED DRIVE			
168	4	TOTOWA, NEW JERSEY 07512 FINN THOMAS & DONNA 387 WINIFRED DRIVE	387 WINIFRED DRIVE			
168	5	TOTOWA, NEW JERSEY 07512 FREED ROBERT	381 WINIFRED DRIVE			
		381 WINIFRED DRIVE TOTOWA, NEW JERSEY 07512				
168	6	MALIK ZUBAER 375 WINIFRED DRIVE TOTOWA, NEW JERSEY 07512	375 WINIFRED DRIVE			
168	7	ASHWORTH KATHLEEN 369 WINIFRED DRIVE TOTOWA, NEW JERSEY 07512	369 WINIFRED DRIVE			
168	8	BRUNDAGE ANNETTE 12 SOUTH WINIFRED DRIVE TOTOWA, NEW JERSEY 07512	12 SOUTH WINIFRED DRIVE			
168	9	MINERY MICHAEL J & LISA 6 SOUTH WINIFRED DRIVE TOTOWA, NEW JERSEY 07512	921 NORTH RIVERVIEW DRIVE			
168	10	SANTOS LENIS M & NANCY 925 NORTH RIVERVIEW DRIVE	925 NORTH RIVERVIEW DRIVE			
168	11	TOTOWA, NEW JERSEY 07512 MARANI GEORGE & HANA S & MARANI G 929 NORTH RIVERVIEW DRIVE TOTOWA, NEW JERSEY 07512	929 NORTH RIVERVIEW DRIVE			
168	12	MCGLYNN PATRICK & SANIELLE 933 NORTH RIVERVIEW DRIVE TOTOWA, NEW JERSEY 07512	933 NORTH RIVERVIEW DRIVE			
168	13	ESMURRIA JOSE A & VALERIE 937 NORTH RIVERVIEW DRIVE TOTOWA, NEW JERSEY 07512	937 NORTH RIVERVIEW DRIVE			
168	14	MUELLER DAVID & SUSANA 4 RUSSELL TERRACE WAYNE, NEW JERSEY 07470	941 NORTH RIVERVIEW DRIVE			
169	5	922 RVD LLC 61 KULLER ROAD CLIFTON, NEW JERSEY 07011	922 NORTH RIVERVIEW DRIVE			
169	6	930 NORTH RIVERVIEW INDUST CONDO 87 WEST PASSAIC STREET ROCHELLE PARK, NEW JERSEY 07662	930 NORTH RIVERVIEW DRIVE			
169	6	COUNTY OF PASSAIC 401 GRAND STREET - ROOM 214 PATERSON, NEW JERSEY 07505	930 NORTH RIVERVIEW DRIVE			
169	6	COUNTY OF PASSAIC 401 GRAND STREET - ROOM 214 PATERSON, NEW JERSEY 07505	930 NORTH RIVERVIEW DRIVE			
169	6	EMERGENCE CHURCH INC 930 RIVERVIEW DRIVE TOTOWA, NEW JERSEY 07512	930 NORTH RIVERVIEW DRIVE			
169	6	EMERGENCE CHURCH INC 930 RIVERVIEW DRIVE TOTOWA, NEW JERSEY 07505	930 NORTH RIVERVIEW DRIVE			
169	6	EMERGENCE CHURCH INC 930 RIVERVIEW DRIVE TOTOWA, NEW JERSEY 07505	930 NORTH RIVERVIEW DRIVE			
169	6	MSM 930 NORTH RIVERVIEW DRIVE LLC ET AL PO BOX 1180 MONSEY, NEW YORK 10952	930 NORTH RIVERVIEW DRIVE			
169	6	EMERGENCE CHURCH INC 930 RIVERVIEW DRIVE TOTOWA, NEW JERSEY 07505	930 NORTH RIVERVIEW DRIVE			
169	6	TULFRA HAMPSHIRE S.S. C/O PARAGRAM PO BOX 800729 DALLAS, TEXAS 75380	930 NORTH RIVERVIEW DRIVE			
169	6	10 CLIFTON ASSOC. LLC 87 WEST PASSAIC STREET ROCHELLE PARK, NEW JERSEY 07662	930 NORTH RIVERVIEW DRIVE			
169	8	FORSGATE INDUSTRIAL COMPLEX 400 HOLLISTER ROAD TETERBORO, NEW JERSEY 07608	25 MADISON ROAD			
169.01	I	50 MADISON ROAD LLC 570 COMMERCE BOULEVARD CARLSTADT, NEW JERSEY 07072	970 NORTH RIVERVIEW DRIVE			
169.02	I	PSEG CO ATTENTION: JEAN SELZ 80 PARK PLAZA - 6TH FLOOR NEWARK, NEW JERSEY 07102	I TAFT ROAD			
169.02	13.02	BOROUGH OF TOTOWA 537 TOTOWA ROAD TOTOWA, NEW JERSEY 07512	98 MADISON ROAD			
170.03	5	MALTESE WORLDWIDE LLC 70 MALTESE DRIVE TOTOWA, NEW JERSEY 07512	70 MALTESE DRIVE			
170.03	6	STAR WAREHOUSES C/O PART NAZZARO 3 WESTWIND COURT SADDLE RIVER, NEW JERSEY 07458	90 MALTESE DRIVE			
170.03	7	TAFT REALTY ASSOC. LLC 1244 ROUTE 23 NORTH WAYNE, NEW JERSEY 07470	4 TAFT ROAD			
170.04	I	Y GROUP INVEST C/O F ROMANO 112 EAST AVENUE HACKETTSTOWN, NEW JERSEY	5 TAFT ROAD			
	1	<u>, , , , , , , , , , , , , , , , , , , </u>	1			

UTILITIES TO BE NOTIFIED
SSAIC COUNTY PLANNING BOARD DTOWA BUSINESS CENTER 0 RIVERVIEW DRIVE - SUITE 250 DTOWA, N.J. 07512
BLIC SERVICE ELECTRIC AND GAS DOGER M. NELSON PARK PLAZA, P.O. BOX 570 WARK, N.J. 07101
C.I OF NORTHERN NEW JERSEY POTASH ROAD AKLAND , N.J. 07436
SSAIC VALLEY WATER COMMISSION 25 MAIN AVENUE IFTON, N.J. 07015
SSAIC VALLEY SEWERAGE COMMISSION 0 WILSON AVENUE EWARK, N.J. 07105
TY OF NEWARK PIPELINES VISION OF SEWERS & WATER SUPPLY 9 CENTRAL AVENUE WARK, N.J. 07103-3607



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:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
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::

 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.

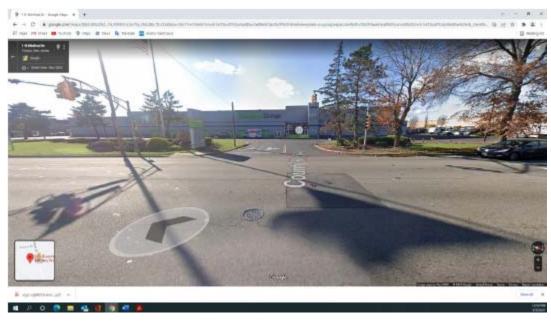
Acknowledged.

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

STONEFIELD



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.



Extra Space Proposed Outdoor Storage of Vehicles Totowa, New Jersey February 25, 2022

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 offsite 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 1 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 1 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.



Extra Space Proposed Outdoor Storage of Vehicles Totowa, New Jersey February 25, 2022

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, ₽E

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)