

CAPIZZI LAW OFFICES

11 Hillside Ave., Second Floor

Tenafly, NJ 07670

MATTHEW G. CAPIZZI, ESQ.

201 266 8300 (o)

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

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New York Office:

1 Blue Hill Plaza

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Pearl River, NY 10965

Reply to New Jersey Office

December 8, 2021

Initial Submittal for Completeness Review

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:

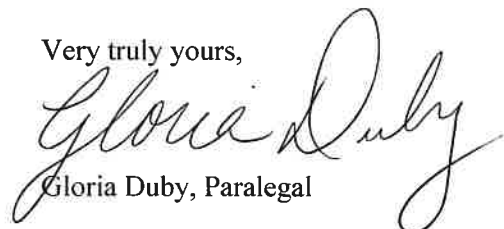
Please be advised this office represents the above Applicant in connection with its application before the Totowa Planning Board seeking Amended Site Plan Approval to allow a portion of the Property to be used for outside storage for boats and recreational vehicles. To that end, enclosed please find the following for completeness review:

1. Borough of Totowa Planning Board Application with Letter of Denial dated November 16, 2021 attached thereto (3 copies);
2. Authorization to Make Application (10 copies);
3. Certified List of Property Owners within 200 Feet (10 copies);
4. Prior Planning Board Resolution dated January 14, 2016 (10 copies); and
5. Engineering Plan prepared by Stonefield Engineering & Design dated November 11, 2021 consisting of two (2) sheets (10 copies).

Kindly advise once this matter has been deemed complete and assigned a hearing date before the Totowa Planning Board

Thank you.

Very truly yours,



Gloria Duby, Paralegal

MGC/gd
Enclosures

THE FOLLOWING CHECK LIST IS FOR YOUR GUIDANCE

- xx Letter of Denial from Zoning Officer
- _____ A copy of legal notice To be provided
- _____ A copy of notice to property owners To be provided
- _____ Two copies of Affidavit of Publication To be provided
- _____ Affidavit of service To be provided
- xx A list of property owners served
- xx Tax certification form
- xx Application prepared in triplicate
- xx Ten copies letter of transmittal (letter explaining what you intend to do)
- xx Ten copies of drawings of buildings, additions or signs/ drawings must include existing building, proposed additions with dimensions included
- xx Ten copies of complete set of plans
- xx Ten copies of survey of property
- xx Drawings folded 9" x 16"
- _____ Samples of exterior building materials and colors
- _____ FEE: RESIDENTIAL, BUSINESS & INDUSTRIAL: REFER TO FEE APPLICATION SCHEDULE SIGN VARIANCE

FEES INCLUDE ALL EXPENSES (1) THE APPLICATION, (2) A RESOLUTION MAILED TO THE APPLICANT OR THE APPLICANT'S ATTORNEY, (3) LEGAL ADVERTISING AND EXPENSES.

BOROUGH OF TOTOWA
PLANNING BOARD

APPLICATION NO. _____

BLOCK _____ LOT _____

MUST BE FILED IN TRIPLICATE WITH THE CONSTRUCTION OFFICIAL

SITE PLAN REVIEW APPLICATION

FOR OFFICIAL USE ONLY

Date application filed _____ Board Action Required By: _____

Fee Paid: Amount _____ Date of Meeting: _____

I CERTIFY THAT THE ENCLOSED APPLICATION IS COMPLETE:

Signature of Administrative Officer

Date

SECTION 1. GENERAL INFORMATION

A. APPLICANT: NAME Extra Space Storage, LLC c/o Matthew G. Capizzi, Esq.

ADDRESS 11 Hillside Avenue, 2nd Floor, Tenaflly NJ 07670

TELEPHONE NO. 201-266-8300

B. THE APPLICANT IS A: CORPORATION ☒ PARTNERSHIP _____ INDIVIDUAL _____

C. If the applicant is a corporation or partnership, please attach a list of the names and address of persons having a 10% interest or more in the corporation or partnership.

D. The relationship of the applicant to the property in question is:

OWNER ☒ LESSEE _____ PURCHASER UNDER CONTRACT _____ OTHER _____

If other please specify _____

E. NAME _____

ADDRESS _____

TELEPHONE NO. _____

F. ENGINEER/SURVEYOR:

NAME Zachary Chaplin, P.E. of Stonefield Engineering & Design

ADDRESS 92 Park Avenue, Rutherford NJ 07070

TELEPHONE NO. 718-606-8305

G. ATTORNEY: NAME Matthew G. Capizzi, Esq.

ADDRESS 11 Hillside Avenue, 2nd Floor, Tenaflly NJ 07670

TELEPHONE NO. 201-266-8300

SECTION 2. TYPE OF APPLICATION

SKETCH SITE PLAN _____ PRELIMINARY SITE PLAN ☒ FINAL SITE PLAN ☒

SECTION 3. INFORMATION REGARDING PROPERTY:

- A. THE STREET ADDRESS OF THE PROPERTY IS: 930 Riverview Drive, Totowa NJ
- B. THE BLOCK NO. IS: 169 THE LOT NO. IS: 6 QC000A
- C. THE LOCATION OF THE PROPERTY IS APPROXIMATELY 620 FEET FROM THE INTERSECTION OF Riverview Drive AND Madison Road
- D. USE OF PROPERTY: EXISTING USE Self Storage Facility PROPOSED Outside storage as an accessory use
- E. THE ZONE IN WHICH THE PROPERTY IS LOCATED IS: I-3
- F. ACREAGE OF THE ENTIRE SITE IS: 710,940 Sq. Ft.
- G. IS THE PROPERTY LOCATED ON A COUNTY ROAD: YES X NO
STATE ROAD: YES NO pr. 200 feet from a MUNICIPAL BOUNDARY: YES NO
- H. THE TYPE OF PROPOSAL IS: NEW STRUCTURE EXPANDED AREA
IMPROVED PARKING AREA ALTERATION TO STRUCTURE EXPANSION
CHANGE OF USE SIGN OTHER: PLEASE STATE Outside storage
- I. THE NAME OF THE BUSINESS OR ACTIVITY: Extra Space Storage
- J. ARE THERE ANY DEED RESTRICTIONS THAT APPLY OR ARE CONTEMPLATED: YES NO
- K. IMPROVEMENTS: LIST ALL PROPOSED ON SITE UTILITY AND OFF TRACT IMPROVEMENTS:
All utilities are available at the Property. Only landscaping improvements
are proposed.
- L. LIST MAPS AND OTHER EXHIBITS ACCOMPANYING THIS APPLICATION
Engineering Plan prepared by Stonfield Engineering & Design dated
November 11, 2021 consisting of two (2) sheets.

SECTION 4. INFORMATION REGARDING APPLICATION:

- A. DESCRIBE ANY PROPOSED "C" VARIANCES REQUESTED, THEIR LOCATION BY BLOCK AND LOT AND THE SECTION OF THE ZONING ORDINANCE FROM WHICH RELIEF IS GRANTED. PLEASE ATTACH ADDITIONAL SHEETS IF NECESSARY.
BLOCK LOT ORDINANCE NO. ARTICLE SEC.
Waiver from Site Plan Ordinance as to Section 415-104: Limited number of parking
spaces used for storage are located in the front of the building
- B. ADDITIONAL RELIEF REQUIRED FOR APPROVAL:
"C" VARIANCE "D" VARIANCE SUB DIVISION
WAIVER OF LOT TO ABUT STREET REQUIREMENT CONSTRUCTION
ON PUBLIC DRAINAGE WAY SENSITIVE AREA
FLOOD ZONE PUBLIC UTILITY OTHER XX

Removal of condition prohibiting outside storage of materials or equipment.

SECTION 5. CHECK LIST AND WAIVER REQUESTS:

ALL QUESTIONS IN SECTIONS ONE (1) THRU SIX (6) MUST BE ANSWERED IN DETAIL; OTHERWISE THE APPLICATION WILL BE CONSIDERED INCOMPLETE AND THE APPLICATION MAY BE DELAYED AND RETURNED TO THE APPLICANT. IF ANY QUESTION DOES NOT APPLY TO THE SUBMISSION OF THE APPLICATION, THE QUESTION SHOULD BE SO MARKED AS FOLLOWS. (N/A).

A. THE FOLLOWING ITEMS MUST BE COMPLETED ON THE APPLICATION AND ITEMS THAT MUST BE SUBMITTED WITH THE APPLICATION IN ORDER FOR THE APPLICATION TO BE PRESENTED TO THE PLANNING BOARD FOR THEIR REVIEW AND APPROVAL.

- | | |
|---|----|
| a. Application in triplicate | XX |
| b. Fee submitted with application | XX |
| c. Sections 1 thru 4 answered | XX |
| d. Letter of transmittal | XX |
| e. Certification from Tax Collector that current taxes are paid | XX |
| f. 10 copies of site plan prepared in accordance with site plan detail Only plans of site improvement required not construction details | XX |
| g. Site plans folded no larger than 10" X 14" | XX |
| h. Other documents as required | XX |


B. IF A PUBLIC HEARING IS REQUIRED, THE FOLLOWING DOCUMENTS MUST ACCOMPANY THE APPLICATION. NO WAIVERS ON ANY OF THE ITEMS FOR A VARIANCE OR PUBLIC HEARING CAN BE WAIVED ACCORDING TO LAW.

- | | | |
|--|--|----------------|
| a. Notice to property owners | <div style="border: 1px solid black; width: 40px; height: 40px; display: flex; flex-direction: column; align-items: center; justify-content: center;"><div style="border-bottom: 1px solid black; width: 100%; height: 100%;"></div></div> | To be provided |
| b. Affidavit of publication | | |
| c. List of property owners served | | |
| d. Affidavit of notice to property owners and property owners served | | |

SECTION 6. AUTHORIZATION AND VERIFICATION:

I certify that the statements and information contained in this application are true.

DATE December 8, 2021


APPLICANT

FOR PLANNING BOARD USE

DATE OF APPROVAL _____

SITE PLAN MAP NO. _____

Signature Chairman, Planning Board

Signature Secretary, Planning Board



Borough of Totowa

Passaic County, New Jersey

537 Totowa Road

Totowa, NJ 07512

Phone: 973-956-1000

Fax: 973-956-5668

CERTIFICATION OF TAXES, WATER, ASSESSMENTS

Re: Block 169

Lot 6 Qual C0009

Address 930 N. Riverview Dr.

I, Lisa Nash (Tax Collector)(Deputy Tax Collector) Certify that the taxes, water and any assessments levied upon the subject property are paid to date and are current.

I, Lisa Nash (Tax Collector)(Deputy Tax Collector) Certify that the taxes, water and any assessments levied upon the subject property are paid to date and are current.

I, Lisa Nash (Tax Collector)(Deputy Tax Collector) Certify that the following amounts are due the Borough of Totowa as of 12/7/ 2021.

Real Estate Taxes 0
Water Charges 0
Assessments 0
Other \$784.40


Signature

BOROUGH OF TOTOWA
PASSAIC COUNTY, NEW JERSEY

ALLAN BURGHARDT
CONSTRUCTION CODE OFFICIAL
BUILDING SUBCODE OFFICIAL
ZONING OFFICER

MUNICIPAL COMPLEX
537 TOTOWA ROAD
TOTOWA, NJ 07512

LETTER OF DENIAL

DATE: 11/16/2021

APPLICANT

NAME: EXTRA SPACE STORAGE
ADDRESS: 930 N. RIVERVIEW DRIVE
TOTOWA, NJ 07512

RE: BLOCK: 169

LOT: 6

YOUR APPLICATION FOR A BUILDING PERMIT FOR THE ABOVE LOCATION IS DENIED BECAUSE IT DOES NOT CONFORM TO THE FOLLOWING REQUIREMENTS OF THE ZONING ORDINANCE OF THE BOROUGH OF TOTOWA.

<u>CHAPTER</u>	<u>ARTICLE</u>	<u>PARAGRAPH</u>	<u>SUB-PARAGRAPH</u>
415	XVI	123	A
415	XXIII	185	A

DESCRIPTION OF VARIANCE BEING APPEALED:

OUTSIDE STORAGE OF TRUCKS, CAMPERS, BOATS, TRAILERS AND SIMILAR VEHICLES.

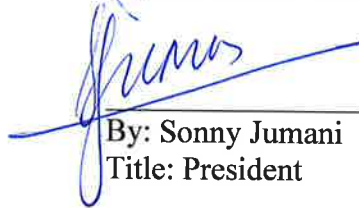

ALLAN BURGHARDT
CONSTRUCTION AND ZONING OFFICIAL

AUTHORIZATION TO MAKE APPLICATION

STATE OF NEW JERSEY :
:S.S
COUNTY OF BERGEN :

I, Sonny Jumani, President of 930 North Riverview Condominium Association (the "Association") being of full age, hereby certifies that the Association is the owner in fee of the common elements located at 930 North Riverview Drive, Totowa, New Jersey (the "Property"). The Applicant, Extra Space Storage LLC, is the owner of a condominium unit at the Property known as Lot 6 Qualifier QC000A in Block 169. We consent to Extra Space Storage LLC making the within application which, in part, proposes the installation of certain landscaping along the northwest and south-west portions of the Property.

930 Riverview Condominium Association


By: Sonny Jumani
Title: President

BOROUGH OF TOTOWA

PASSAIC COUNTY, NEW JERSEY

CURT T. MASKLEE
TAX ASSESSOR



MUNICIPAL COMPLEX
TOTOWA ROAD AT CHERBA PLACE
TOTOWA BORO, NJ 07512-9989
973-956-1007

This is to certify that the following property owners are the owners of record as of this date, according to the records of the Borough of Totowa and are within 200 feet of the Block and Lot indicated below. This list is submitted for the purpose of filing an application with the Borough of Totowa in accordance with N.J.S. 40:55D-12B.

APPLICANT: Extra Space Storage

Block 169

Lot 6

Qualifier C0009

Property Location: 930 Riverview Drive

CERTIFIED BY: Curt Masklee

DATE 10-18-21

OWNER & ADDRESS REPORT

TOTOWA BORO

200' PROPERTY LIST FOR BLOCK 169 LOT 6 C0009

10/18/21 Page 1 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
166	1		2	MARTE SANDRA 5 NORTH WINIFRED DR TOTOWA NJ 07512	5 N WINIFRED DR	
166	2		2	ANGULO NELSON & ALMA 947 N RIVERVIEW DR TOTOWA, N.J. 07512	947 N RIVERVIEW DR	
166	3		2	RIVERA LIDUVINA A 951 NORTH RIVERVIEW DR TOTOWA NJ 07512	951 N RIVERVIEW DR	
166	4		2	LABENDA WAYNE & SANDRA 15 NORTH WINIFRED DRIVE TOTOWA, N.J. 07512	15 NORTH WINIFRED DRIVE	
166	5		2	PASCUCCI MICHAEL & JENNIFER 5 WINIFRED DR TOTOWA, N.J. 07512	5 WINIFRED DR	
166	13		2	VLIETSTRA ROGER & BEVERLY ROSE 959 N RIVERVIEW DRIVE TOTOWA, N.J. 07512	959 N RIVERVIEW DRIVE	
166	13.01		2	PERGOLA FAMILY IRREVOCABLE TRUST 955 N RIVERVIEW DR TOTOWA NJ 07512	955 N RIVERVIEW DRIVE	
166	14		2	SNELL SHARON & MICHAEL 963 N RIVERVIEW DR TOTOWA, N.J. 07512	963 N RIVERVIEW DR	
168	1		2	ZAYED EHSAN & MUBARAK W 6 NORTH WINIFRED DR TOTOWA NJ 07512	6 N WINIFRED DR	
168	2		2	CARRONE JAMES & ROBYN A 16 N WINIFRED DR TOTOWA NJ 07512	16 N WINIFRED DR	
168	3		2	QATTOUS AHMAD 391 WINIFRED DR TOTOWA NJ 07512	391 WINIFRED DR	
168	4		2	FINN THOMAS & DONNA 387 WINIFRED DR TOTOWA NJ 07512	387 WINIFRED DR	
168	5		2	FREED, ROBERT 381 WINIFRED DR TOTOWA, N.J. 07512	381 WINIFRED DR	
168	6		2	MALIK ZUBAER 375 WINIFRED DR TOTOWA NJ 07512	375 WINIFRED DR	
168	7		2	ASHWORTH, KATHLEEN 369 WINIFRED DR TOTOWA, N.J. 07512	369 WINIFRED DR	
168	8		2	BRUNDAGE ANNETTE 12 S WINIFRED DR TOTOWA, N.J. 07512	12 S WINIFRED DR	
168	9		2	MINERY MICHAEL J & LISA 6 SOUTH WINIFRED DR TOTOWA NJ 07512	921 N RIVERVIEW DR	
168	10		2	SANTOS LENIS M & NANCY 925 RIVERVIEW DR TOTOWA NJ 07512	925 N RIVERVIEW DR	
168	11		2	MARANI GEORGE & HANA S & MARANI G 929 N RIVERVIEW DR TOTOWA NJ 07512	929 N RIVERVIEW DR	

OWNER & ADDRESS REPORT

TOTOWA BORO

200' PROPERTY LIST FOR BLOCK 169 LOT 6 C0009

10/18/21 Page 2 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
168	12		2	MCGLYNN PATRICK & SANIELLE 933 N RIVERVIEW DRIVE TOTOWA, N.J. 07512	933 N RIVERVIEW DR	
168	13		2	ESMURRIA JOSE A & VALERIE 937 RIVERVIEW DR N TOTOWA NJ 07512	937 N RIVERVIEW DR	
168	14		2	MUELLER DAVID & SUSANA 4 RUSSELL TERRACE WAYNE, N.J. 07470	941 N RIVERVIEW DR	
169	5		4B	922 RVD LLC 61 KULLER RD CLIFTON NJ 07011	922 N RIVERVIEW DR	
169	6		15F	930 NORTH RIVERVIEW INDUST CONDO 87 WEST PASSAIC ST ROCHELLE PARK NJ 07662	930 NORTH RIVERVIEW DRIVE	
169	6	C0001	15C	COUNTY OF PASSAIC 401 GRAND ST - ROOM 214 PATERSON, N.J. 07505	930 NORTH RIVERVIEW DRIVE	5.01
169	6	C0002	15C	COUNTY OF PASSAIC 401 GRAND STREET-ROOM 214 PATERSON, N.J. 07505	930 NORTH RIVERVIEW DRIVE	5.01
169	6	C0003	4A	EMERGENCE CHURCH INC 930 RIVERVIEW DR TOTOWA NJ 07512	930 NORTH RIVERVIEW DRIVE	5.01
169	6	C0004	4A	EMERGENCE CHURCH INC 930 RIVERVIEW DR TOTOWA NJ 07512	930 NORTH RIVERVIEW DRIVE	5.01
169	6	C0005	4A	EMERGENCE CHURCH INC 930 RIVERVIEW DR TOTOWA NJ 07512	930 NORTH RIVERVIEW DRIVE	5.01
169	6	C0006	4A	MSM 930 N RIVERVIEW DR LLC ET AL PO BOX 1180 MONSEY, NY 10952	930 NORTH RIVERVIEW DRIVE	5.01
169	6	C0007	4A	EMERGENCE CHURCH INC 930 RIVERVIEW DR TOTOWA NJ 07512	930 NORTH RIVERVIEW DRIVE	5.01
169	6	C0009	4B	TULFRA HAMPSHIRE S.S. C/O PARAGRAM PO BOX 800729 DALLAS, TX 75380	930 NORTH RIVERVIEW DRIVE	5.01
169	6	C0010	4B	10 CLIFTON ASSOC LLC 87 WEST PASSAIC ST ROCHELLE PARK NJ 07662	930 NORTH RIVERVIEW DRIVE	5.01
169	8		4A	FORSgate INDUSTRIAL COMPLEX 400 HOLLISTER ROAD TETERBORO, N J 07608	25 MADISON ROAD	
169.01	1		4A	50 MADISON ROAD LLC 570 COMMERCE BLVD CARLSTADT NJ 07072	970 N RIVERVIEW DR	6
169.02	1		4B	PSEG CO ATTENTION: JEAN SEIZ 80 PARK PLAZA - 6TH FLOOR NEWARK NJ 07102	1 TAFT RD	
169.02	13.02		15C	BOROUGH OF TOTOWA 537 TOTOWA RD TOTOWA, N.J. 07512	98 MADISON ROAD	
170.03	5		4B	MALTESE WORLDWIDE LLC 70 MALTESE DRIVE TOTOWA, N.J. 07512	70 MALTESE DR	

OWNER & ADDRESS REPORT

TOTOWA BORO

200' PROPERTY LIST FOR BLOCK 169 LOT 6 C0009

10/18/21 Page 3 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
170.03	6		4B	STAR WAREHOUSES C/O PAT NAZZARO 3 WESTWIND COURT SADDLE RIVER, NJ 07458	90 MALTESE DR	
170.03	7		4B	TAFT REALTY ASSOC LLC 1244 RTE 23 NORTH WAYNE NJ 07470	4 TAFT RD.	
170.04	1		4B	Y GROUP INVEST C/O F ROMANO 112 EAST AVENUE HACKETTSTOWN, N.J. 07840	5 TAFT ROAD	

APPLICANT MUST ALSO NOTIFY:

Attached List of Utilities

Passaic County Planning Board
Totowa Business Center
930 Riverview Drive – Suite 250
Totowa, N.J. 07512

BOROUGH OF TOTOWA

PASSAIC COUNTY, NEW JERSEY

CURT T. MASKLEE
TAX ASSESSOR



MUNICIPAL COMPLEX
TOTOWA ROAD AT CHERBA PLACE
TOTOWA BORO, NJ 07512-9989
973-956-1007

LIST OF UTILITIES

BOROUGH OF TOTOWA, NEW JERSEY

PUBLIC SERVICE ELECTRIC AND GAS

80 Park Plaza, P.O. Box 570

Newark, N.J. 07101

Attention: Rodger M. Nelson

T.C.I. OF NORTHERN NEW JERSEY

40 Potash Road

Oakland, N.J. 07436

PASSAIC VALLEY WATER COMMISSION

1525 Main Ave.

Clifton, N.J. 07015

PASSAIC VALLEY SEWERAGE COMMISSION

600 Wilson Ave.

Newark, N.J. 07105

CITY OF NEWARK PIPELINES

Division of Sewers & Water Supply

239 Central Avenue

Newark, N.J. 07103-3607

**RESOLUTION
BOROUGH OF TOTOWA
PLANNING BOARD
IN THE MATTER OF THE TOTOWA STORAGE, LLC
DECIDED DECEMBER 10, 2015
MEMORIALIZED ON JANUARY 14, 2016
AMENDED SITE PLAN APPROVAL**

WHEREAS, TH Totowa Storage, LLC (hereinafter "Applicant" or "Totowa Storage"), has made application to the Borough of Totowa Planning Board for amended site plan approval for property known as Block 169, Lots 5.01 and 6 as shown on the Tax Map of the Borough of Totowa and located at 930 North Riverview Drive, Totowa, New Jersey in the I-2 Restricted Industry Zone District (hereinafter "I-2 Zone); and

WHEREAS, a public hearing was held on December 10, 2015, after the Board determined it had jurisdiction; and

WHEREAS, the Applicant was represented by Matthew G. Capizzi, Esq. and Darren Del Sardo, Esq.;

NOW, THEREFORE, the Planning Board makes the following findings of fact, based on evidence presented at its public hearing, at which a record was made.

The application before the Board is a request for amended site plan approval for property known as Block 169, Lots 5.01 and 6 as shown on the Tax Map of the Borough of Totowa and located at 930 North Riverview Drive, Totowa, New Jersey in the I-2 Zone. The nature of the application is to repurpose approximately 114,000 s.f. of existing warehouse space for use as a self-storage facility. The Applicant represented that they are in the process of locating an end-user for the space.

Testifying on behalf of the Applicant was Steven Napolitano, P.E., a licensed professional engineer in the State of New Jersey. Mr. Napolitano testified that the site is

approximately 16.43 acres in size. He testified that the interior fit out does not increase the building footprint. The maximum floor area ratio in the I-2 Zone is 0.55% and 0.313% is existing and 0.326% is proposed. Thus, the floor area ratio is well within the ordinance requirements.

Mr. Napolitano provided an overview of the existing site. There are four (4) existing tenants at this facility. The parking calculations for the four (4) existing tenants total six hundred and twenty five (625) parking spaces. 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. As a result, the total number of parking spaces required for the site is six hundred and sixty seven (667) parking spaces. There are a total of seven hundred and seventeen (717) parking spaces proposed.

Mr. Napolitano testified that forty two (42) parking spaces have been allocated for the use of a portion of the premises as a self-storage facility. Mr. Napolitano further testified that the use of a self-storage facility is a low traffic generator and the Applicant only requires approximately ten (10) to twenty (20) parking spaces for the proposed use. As a result, Mr. Napolitano concluded that parking is sufficient for the proposed use.

Next, testifying on behalf of the Applicant was John Lignos, a licensed architect in the State of New Jersey. Mr. Lignos testified that he has designed numerous self-storage facilities. He stated that there are multiple levels of this building. The Applicant is constructing a nine thousand three hundred and fifty (9,350) s.f. mezzanine. In addition, new mechanical units are being installed on the roof. The Applicant represented that the mechanicals will be shielded from public view.

Mr. Lignos also explained certain details of the operation of the business. He stated that a typical storage facility leases space on a month-to-month basis but space may be leased also on

a one (1) year basis. Mr. Lignos also explained that there will be a pad key which will require a tenant to put in the code in order to gain access to the tenant's storage unit.

Mr. Lignos also reviewed with the Planning Board the details of proposed improvements to the exterior of the building. He stated that the facade will get a face lift and the applicant will also seek to harmonize the building exterior with the newly renovated portion of the building. The Applicant will, therefore, paint the rest of the building to conform to the color of the storage area. The Board and the Applicant also engaged in a lengthy discussion in regard to the eleven (11) garage doors with frontage off of Riverview Drive. The Applicant stipulated that tenants would not be permitted to have access to the garage doors fronting on Riverview Drive after 10:00 p.m. The Applicant further stipulated that there would be a security guard present at 10:00 p.m. in order to make sure that the garage doors are not being accessed by the tenant. In addition, the Applicant stipulated that the keypad will not be operational after 10:00 p.m., thereby denying access to the storage units behind the garage doors.

The Board and the Applicant discussed signage. The Applicant will install two (2) new backlit signs on the façade of the building. The front façade sign will not exceed thirty (30) s.f. in sign area and conforms to the ordinance requirement. A backlit side façade sign is proposed at fifteen (15) s.f. of sign area where a maximum of ten (10) s.f. is permitted and, thus, the Applicant requested a design waiver from the Board to install a side backlit façade sign at fifteen (15) s.f. Furthermore, there is an existing free standing sign on the premises and the Applicant will merely be changing text on the sign to reflect the name of the new business entity and that the remainder of the signs for the existing tenants are not being changed.

The Applicant represented that the office hours for the storage facility would be Monday through Friday from 9:30 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 5:30 p.m. and closed on

Sundays. However, those hours are strictly related to the office. Access to the various storage units are seven (7) days per week from 6:00 a.m. to 10:00 p.m. Access will be via a keypad system as described herein.

There were no members of the public present expressing an interest in this application.

NOW, THEREFORE, the Planning Board makes the following conclusions of law, based on the foregoing findings of fact.

The application before the Board is a request for amended site plan approval for property known as Block 169, Lots 5.01 and 6 as shown on the Tax Map of the Borough of Totowa and located at 930 North Riverview Drive, Totowa, New Jersey in the I-2 Zone.

The Board determines that the existing site is comprised of several existing tenants inclusive of the County of Passaic, a church/house of worship use and two (2) other tenants. The Board also notes that there are seven hundred seventeen (717) parking spaces proposed for the site. The Board accepts the representations of the Applicant that with all of the proposed uses inclusive of the proposed storage facility, that six hundred and sixty seven (667) parking spaces are required for the site. The Board also notes that in regard to the proposed occupancy of a portion of the site by a storage tenant, forty two (42) parking spaces are required for the proposed use. The Board is also satisfied that based upon the representations of the Applicant that the forty two (42) parking spaces allocated for the proposed storage facility use is more than sufficient to meet the needs of the storage facility. The Board further accepts the representations of the Applicant that the self-storage facility only needs approximately ten (10) to twenty (20) parking spaces.

The Board had some concerns about access to storage units with frontage on Riverview Drive with access through the garage doors. The Board notes that there are residential dwellings

across the street from this facility on Riverview Drive. However, the Applicant stipulated that the storage tenants would not be able to access the garage doors after 10:00 p.m. In addition, the Applicant stipulated that it would provide a security guard on site to ensure that storage tenants do not gain access to the storage garages at 10:00 p.m. or later. The Board also accepts the representations of the Applicant that the keypad access system will not function after 10:00 p.m. thereby further ensuring that there will be no access to the self-storage garage area. Furthermore, the Board accepts the representations of the Applicant that no hazardous materials will be stored on site.

With respect to signage, the Board notes that the backlit building façade sign on the front at thirty (30) s.f. of sign area is in conformance with the ordinance requirements. However, the Board notes that it is appropriate to grant a design waiver in regard to the sign area of the side backlit building façade sign at fifteen (15) s.f. where a maximum of ten (10) s.f. is permitted. The Board notes that an increase in sign area for the side sign will promote greater visibility for motorists accessing the site and will promote safe access to the site. The Board further notes that the existing free standing sign will merely result in a change of text for the self-storage facility and that signage will be placed in the space provided on the existing free standing sign along with signage for the other tenants at the facility.

Upon consideration of the plans, testimony and application, the Board determines that the proposed amended site plan approval has met the minimum requirements of the Municipal Land Use Law, case law and borough ordinances to a sufficient degree so as to enable the Board to grant the relief being requested. The Board further finds that the granting of this application will not adversely impact or impair the use or enjoyment adjacent properties.

NOW, THEREFORE, be it resolved by the Planning Board that the application of TH Totowa Storage, LLC for Block 169, Lots 5.01 and 6 as designated on the Tax Map of the Borough of Totowa and located at 930 North Riverview Drive, Totowa, New Jersey in the I-2 Zone district requesting amended site plan approval and a design waiver for a backlit side sign is hereby granted subject to the following terms and conditions:

1. The development of this parcel shall be implemented in accordance with the plans submitted and approved.

2. The Applicant represents that all of its representations and stipulations made either by or on behalf of the Applicant to the Borough of Totowa Planning Board are true and accurate, and acknowledges that the Planning Board specifically relied upon the Applicant's stipulations in the Board's granting of this approval. If said representations and stipulations are false, this approval is subject to revocation.

3. The granting of this application is subject to and conditioned upon the Applicant complying with the sign ordinances of the Borough of Totowa. Sign approval is hereby granted to permit the Applicant to install a backlit building façade sign on the front of the building at 30 s.f. of sign area; a backlit building façade sign on the side of the building at 15 s.f. of sign area; and the Applicant is also permitted to install a new sign in the space provided on the existing free-standing sign.

4. The granting of this application is subject to and conditioned upon there being no outside storage of materials or equipment.

5. This approval is granted strictly in accordance with any recommendations set forth on the record by the Planning Board at the time of the hearing on December 10, 2015.

6. The granting of this application is subject to and conditioned upon the review and approval of the Borough Fire Inspector, Fire Sub Code Official and Building Inspector with respect to any internal partitions, exits, entrances and fire safety devices.

7. The granting of this application is subject to and conditioned upon the Applicant supplying the Borough of Totowa Police Chief or his designee with an emergency contact list. The Police Chief or his designee shall also review and approve the installation of all alarms and security devices.

8. The granting of this application is subject to and conditioned upon access to the garage doors that provide access to storage units being prohibited after 10:00 p.m.

9. The granting of this application is subject to and conditioned upon the Applicant providing the services of a security guard who will make rounds at 10:00 p.m. in order to ensure that the garage doors are not being accessed at 10:00 p.m. or later by the tenants.

10. The granting of this application is subject to and conditioned upon the keypad not permitting access to the garage door storage units after 10:00 p.m.

11. The granting of this application is subject to and conditioned upon there being no more than 1,500 storage units on site.

12. The granting of this application is subject to and conditioned upon the Applicant providing language in the lease for tenants that no hazardous materials shall be stored on site. The Applicant shall also be required to provide a copy of the appropriate lease language to the Board Attorney for review and approval.

13. The granting of this application is subject to and conditioned upon the Applicant providing a fire suppression system in the form of having the one hundred and fourteen thousand (114,000) s.f. of warehouse space sprinklered which shall be subject to the review and approval of the Borough Construction Code Official and Borough Fire Official.

14. Certificate that taxes are paid current to date of approval.

15. Payment of all fees, costs, escrows, due or to become due. Any monies are to be paid within twenty (20) days of said request by the Board's Secretary.

16. Subject to all other applicable rules, regulations, ordinances, and statutes of the Borough of Totowa, County of Passaic, State of New Jersey, or any other agency having jurisdiction hereunder.

MOTION AS TO MINOR SITE PLAN APPROVAL

AND CERTIFICATE OF USE APPROVAL - DECEMBER 10, 2015

Motion Introduced By: Commissioner Campilango

Motion Seconded By: Commissioner Festa

VOTE

ROLL CALL	YES	NO	ABSTAIN	ABSENT
CHAIRMAN RICHARD HENNION	X			
VICE CHAIRMAN ANGELO COIRO	X			
HONORABLE JOHN COIRO, Mayor	X			
COUNCILMAN LOUIS D'ANGELO				
COMMISSIONER JOSEPH NILAND	X			
COMMISSIONER ERNEST PAESE, JR.	X			
COMMISSIONER PETER CAMPILANGO	X			
COMMISSIONER ROBERT FESTA	X			
COMMISSIONER ANTHONY MURPHY	X			
COMMISSIONER HUGHIE VICKERILLA (ALTERNATE)				
COMMISSIONER JACK POHLMAN (ALTERNATE)				

**MEMORIALIZATION OF RESOLUTION
OF MINOR SITE PLAN APPROVAL AND**

CERTIFICATE OF USE APPROVAL – JANUARY 14, 2016

Motion Introduced By: Commissioner _____

Motion Seconded By: Commissioner _____

VOTE

ROLL CALL

YES NO ABSTAIN ABSENT

CHAIRMAN RICHARD HENNION

VICE CHAIRMAN ANGELO COIRO

HONORABLE JOHN COIRO, Mayor

COUNCILMAN LOUIS D'ANGELO

COMMISSIONER JOSEPH NILAND

COMMISSIONER ERNEST PAESE, JR.

COMMISSIONER PETER CAMPILANGO

COMMISSIONER ROBERT FESTA

COMMISSIONER ANTHONY MURPHY

COMMISSIONER HUGHIE VICKERILLA

(ALTERNATE)

COMMISSIONER JACK POHLMAN

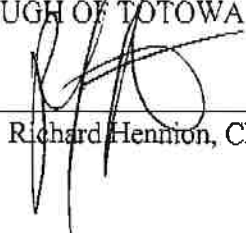
(ALTERNATE)

✓			
✓			
✓			
✓			
✓			

ATTEST:


Peter Campilango, Secretary

PLANNING BOARD OF THE
BOROUGH OF TOTOWA

By: 
Richard Hennion, Chairman

The undersigned secretary certifies the within resolution was adopted by this Borough of Totowa Planning Board on December 10, 2015, and memorialized herein pursuant to N.J.S.A. 40:55D-10(g) on January 14, 2016.


PETER CAMPILANGO, Board Secretary

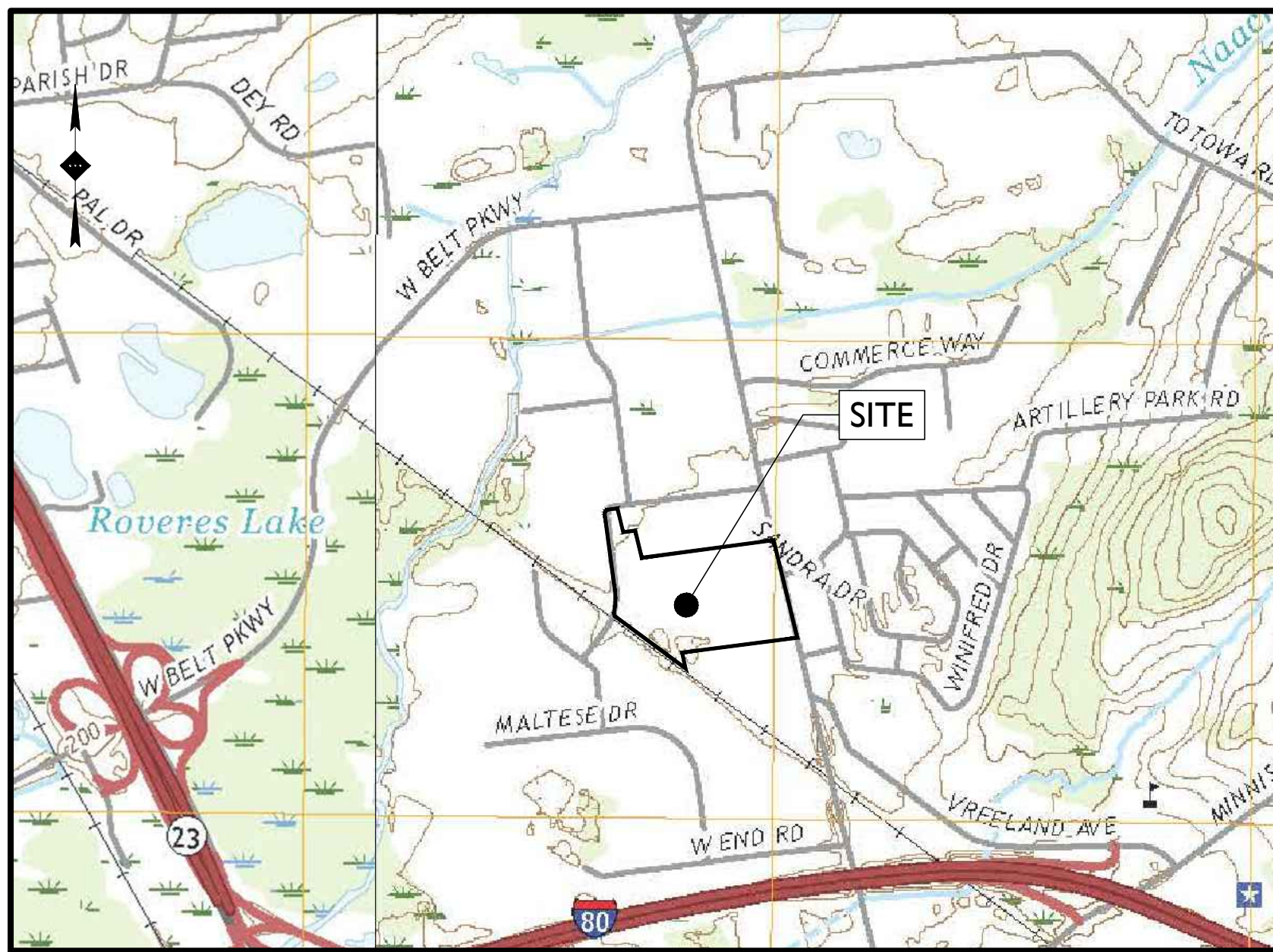
TQT864E-1014014



SOURCE: GOOGLE EARTH PRO IMAGERY, RETRIEVED ON 02/05/2021.

AERIAL MAP

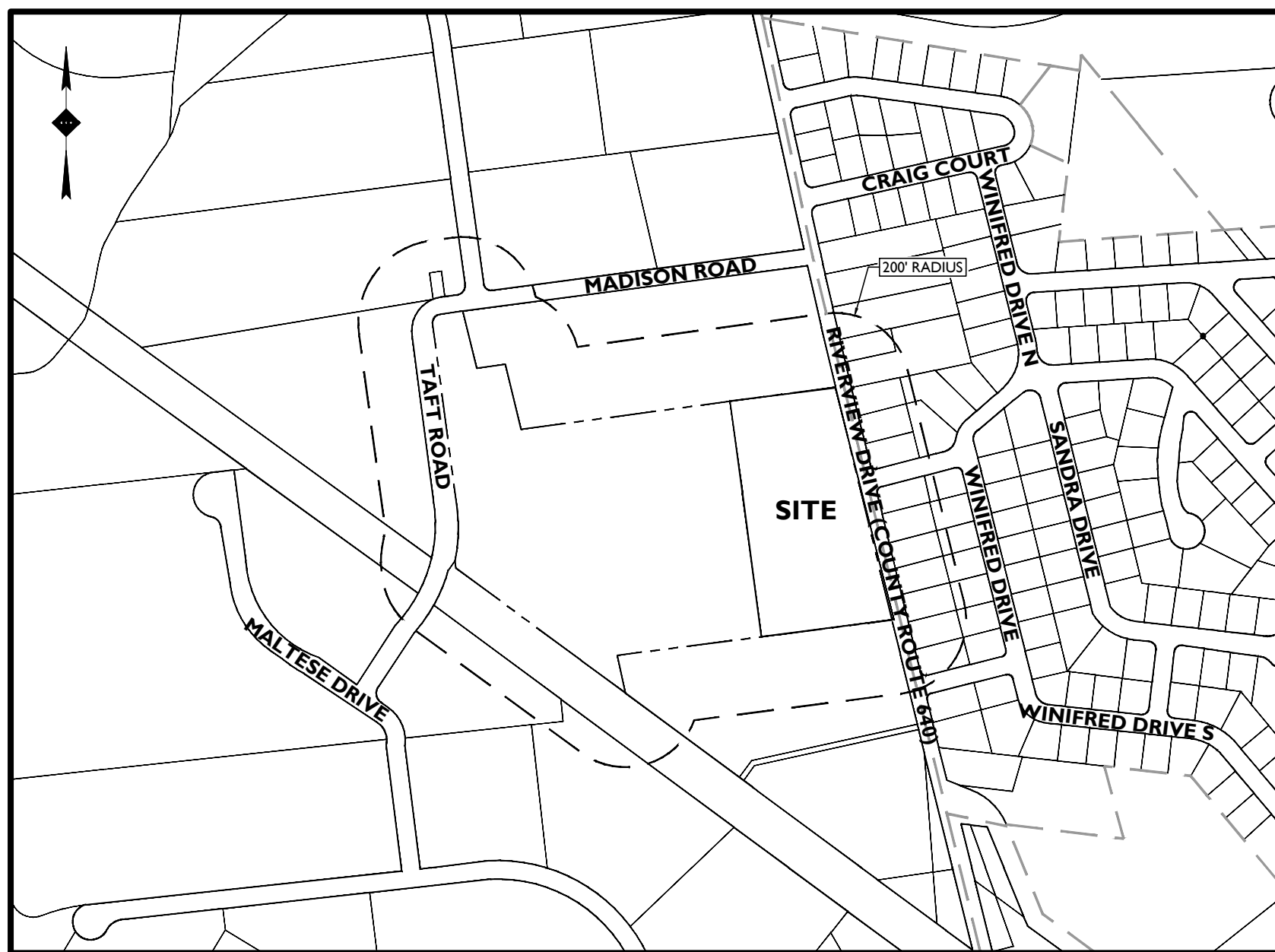
SCALE: 1" = 400'±



SOURCE: UNITED STATE GEOLOGICAL SURVEY - TOPOGRAPHIC MAP, 7.5 MINUTE SERIES, PATERSON AND POMPTON PLAINS QUADRANGLE MAPS - NEW JERSEY, 2019

LOCATION MAP

SCALE: 1" = 1,000'±



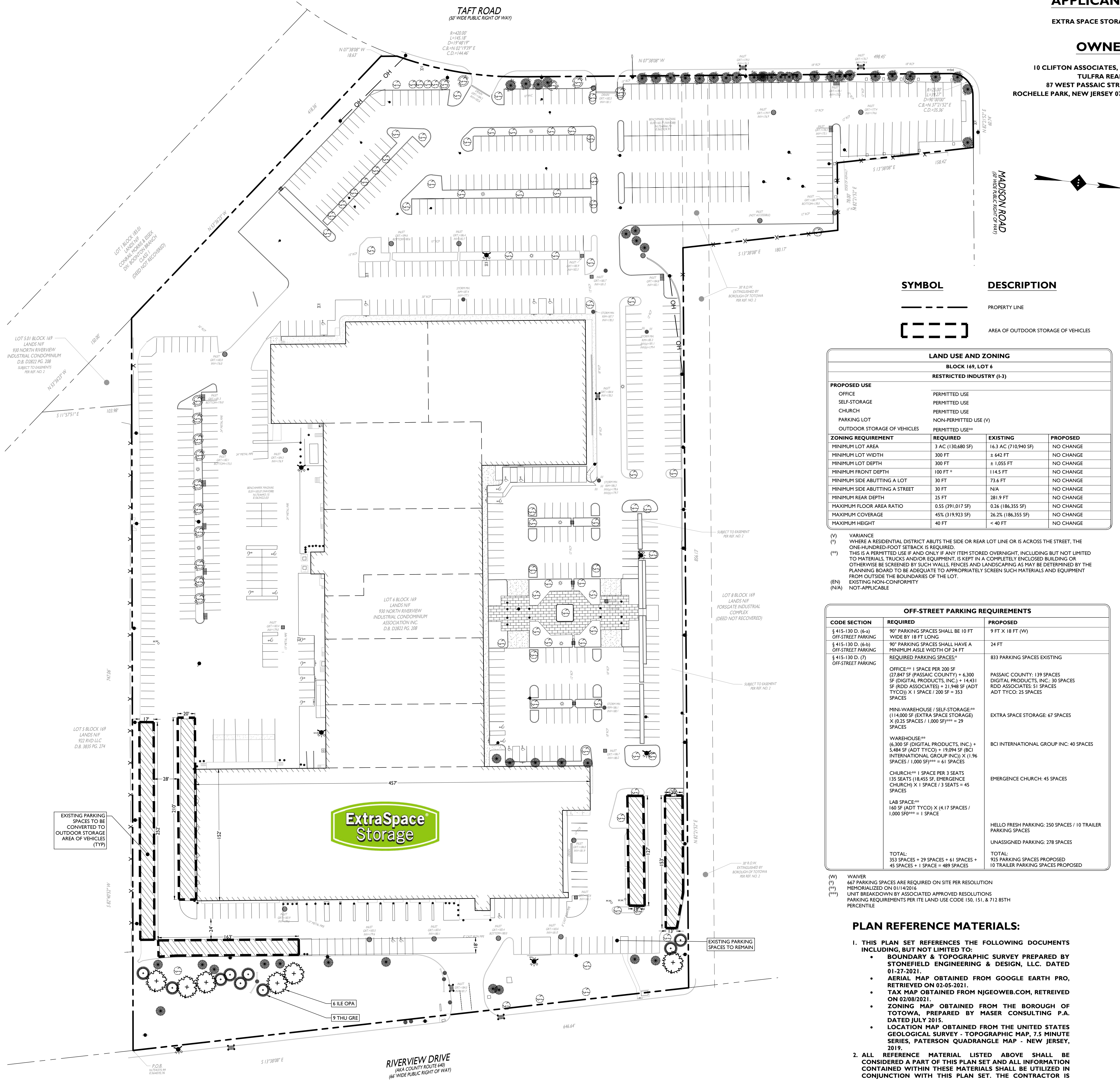
SOURCE: TAX MAP OBTAINED FROM NJGEOWEB.COM, RETRIEVED ON 02/08/2021; ZONING MAP OBTAINED FROM THE BOROUGH OF TOTOWA, PREPARED BY MASER CONSULTING P.A., DATED JULY 2015.

TAX & ZONING MAP

SCALE: 1" = 400'±

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	THU GRE	7	GREEN GIANT ARBORVITAE	THUJA "GREEN GIANT"	6' HT	B&B	NATIVE
	ILE OPA	5	ILEX OPACA	AMERICAN HOLLY	6' HT	B&B	NATIVE



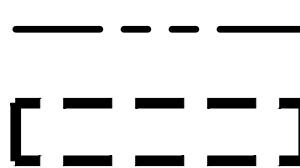
APPLICANT:

EXTRA SPACE STORAGE

OWNER:

10 CLIFTON ASSOCIATES, LLC
TULFRA REALTY
87 WEST PASSAIC STREET
ROCHELLE PARK, NEW JERSEY 07662

SYMBOL



DESCRIPTION

PROPERTY LINE
AREA OF OUTDOOR STORAGE OF VEHICLES

LAND USE AND ZONING

BLOCK 169, LOT 6
RESTRICTED INDUSTRY (I-3)

PROPOSED USE			
OFFICE	PERMITTED USE		
SELF-STORAGE	PERMITTED USE		
CHURCH	PERMITTED USE		
PARKING LOT	NON-PERMITTED USE (V)		
OUTDOOR STORAGE OF VEHICLES	PERMITTED USE**		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	3 AC (130,680 SF)	16.3 AC (710,940 SF)	NO CHANGE
MINIMUM LOT WIDTH	300 FT	± 642 FT	NO CHANGE
MINIMUM LOT DEPTH	300 FT	± 1,055 FT	NO CHANGE
MINIMUM FRONT DEPTH	100 FT *	114.5 FT	NO CHANGE
MINIMUM SIDE ABUTTING A LOT	30 FT	73.4 FT	NO CHANGE
MINIMUM SIDE ABUTTING A STREET	30 FT	N/A	NO CHANGE
MINIMUM REAR DEPTH	25 FT	281.9 FT	NO CHANGE
MAXIMUM FLOOR AREA RATIO	0.55 (391,017 SF)	0.26 (186,355 SF)	NO CHANGE
MAXIMUM COVERAGE	45% (319,923 SF)	26.2% (186,355 SF)	NO CHANGE
MAXIMUM HEIGHT	40 FT	< 40 FT	NO CHANGE

(V) VARIANCE WHERE A RESIDENTIAL DISTRICT ABUTS THE SIDE OR REAR LOT LINE OR IS ACROSS THE STREET, THE ONE-HUNDREDFOOT SETBACK IS REQUIRED.
(**) THIS IS A PERMITTED USE IF AND ONLY IF ANY ITEM STORED OVERNIGHT, INCLUDING BUT NOT LIMITED TO MATERIALS, TRUCKS AND/OR EQUIPMENT, IS KEPT IN A COMPLETELY ENCLOSED BUILDING OR OTHERWISE BE SCREENED BY SUCH WALLS, FENCES AND LANDSCAPING AS MAY BE DETERMINED BY THE PLANNING BOARD TO BE ADEQUATE TO APPROPRIATELY SCREEN SUCH MATERIALS AND EQUIPMENT FROM OUTSIDE THE BOUNDARIES OF THE LOT.
(EN) EXISTING NON-CONFORMITY
(N/A) NOT-APPLICABLE

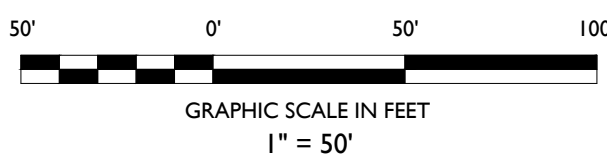
OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 415-130 D, (6-a) OFF-STREET PARKING	90' PARKING SPACES SHALL BE 10 FT WIDE BY 18 FT LONG	9 FT X 18 FT (W)
§ 415-130 D, (6-b) OFF-STREET PARKING	90' PARKING SPACES SHALL HAVE A MINIMUM AISLE WIDTH OF 24 FT	24 FT
§ 415-130 D, (7) OFF-STREET PARKING	REQUIRED PARKING SPACES: OFFICE** = 1 SPACE PER 200 SF 07,847 SF (PASSAIC COUNTY) + 6,300 SF (DIGITAL PRODUCTS, INC.) + 14,431 SF (IND ASSOCIATES) = 21,578 SF (ADT TYCO) X 1 SPACE / 200 SF = 353 SPACES MINI-WAREHOUSE / SELF-STORAGE** (114,000 SF (EXTRA SPACE STORAGE) X (0.25 SPACES / 1,000 SF)** = 29 SPACES WAREHOUSE** (6,300 SF (DIGITAL PRODUCTS, INC.) + 5,484 SF (ADT TYCO) + 19,994 SF (BCI INTERNATIONAL GROUP INC)) X (1.76 SPACES / 1,000 SF)** = 41 SPACES CHURCH** = 1 SPACE PER 3 SEATS 135 SEATS (18,455 SF, EMERGENCY CHURCH) X 1 SPACE / 3 SEATS = 45 SPACES LAB SPACE** 160 SF (ADT TYCO) X (4.17 SPACES / 1,000 SF)** = 1 SPACE	833 PARKING SPACES EXISTING PASSAIC COUNTY: 139 SPACES DIGITAL PRODUCTS, INC.: 30 SPACES IND ASSOCIATES: 51 SPACES ADT TYCO: 25 SPACES EXTRA SPACE STORAGE: 67 SPACES BCI INTERNATIONAL GROUP INC: 40 SPACES EMERGENCY CHURCH: 45 SPACES HELLO FRESH PARKING: 250 SPACES / 10 TRAILER PARKING SPACES UNASSIGNED PARKING: 378 SPACES TOTAL: 925 PARKING SPACES PROPOSED 10 TRAILER PARKING SPACES PROPOSED

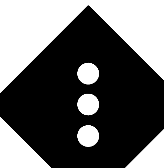
(W) WAIVER
(V) 667 PARKING SPACES ARE REQUIRED ON SITE PER RESOLUTION
(**) UNIT BREAKDOWN BY ASSOCIATED APPROVED RESOLUTIONS
(EN) PARKING REQUIREMENTS PER ITE LAND USE CODE 150, 151, & 712 85TH PERCENTILE

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN, LLC, DATED 01-27-2021.
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO, RETRIEVED ON 02-05-2021.
 - 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.
 - LOCATION MAP OBTAINED FROM THE UNITED STATES GEOLOGICAL SURVEY - TOPOGRAPHIC MAP, 7.5 MINUTE SERIES, PATERSON QUADRANGLE MAP - NEW JERSEY, 2019.
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



STONEFIELD engineering & design



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Princeton, NJ • Tampa, FL • Detroit, MI
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Phone: 201.340.4468 • Fax: 201.340.4472

EXTRA SPACE STORAGE OUTDOOR VEHICLE STORAGE PLAN



BLOCK 169, LOT 6
930 RIVERVIEW DRIVE (COUNTY ROUTE 640)
PATTONVILLE, NEW JERSEY
PASSAIC COUNTY, NEW JERSEY

ZACHARY E. CHAPLIN, P.E.
NEW JERSEY LICENSE No. 53605
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 50' PROJECT ID: RUT-200315.01

TITLE:

SITE PLAN

DRAWING:

1 OF 2

