

Board of Adjustment/Planning Board Application

Address of Property: 825 US Route 22W and Wilson Ave, No. Plainfield
Block: 119 **Lot:** 1.01 **Zone:** B-3
Name of Applicant or Project: Proposed Self-Storage facility

Applicant's Name: InSite Development Partners, LLC is ~~owner~~ ~~leasee~~ - purchaser under contract
Applicant's Address: 19191 S Vermont Ave, Ste 680, Torrance, CA 90502
Daytime Phone Contact: (704) 430 - 7037

Attorney (if any):
Name/Firm: Stephen F. Hehl, Javerbaum Wurgaft, et al
Address: 370 Chestnut St., Union, NJ 07083
Daytime Phone Contact: (908) 687 -7000 **Fax:** (908) 687 -7028

Where do you want correspondence regarding this application sent?

Attorney Applicant Pickup Other

Type of Application:

- 1. One and two family "C" bulk variance
- 2. **Use variance "D" with/without site plan**
- 3. Minor Sub Division
- 4. Sub Division with "C" variance
- 5. Site Plan Review with/without "C" variances -- Amended Site Plans
- 6. "A" appeal of Zoning Officer's Decision
- 7. "A" appeal of Historic Preservation Commission Decision
- 8. Other _____

Documents Submitted:

Application	Date: _____	Number of Copies _____
Survey	Date: _____	Number of Copies _____
Site Plan	Date: _____	Number of Copies _____
Checklist	Date: _____	

For Board of Adjustment/Planning Board use only;
Date of Final Application: _____ **Going to Board of Adjustment/Planning Board**
Date of Hearing: _____ **File #:** _____

Brief Description of Project/Relief Requested

Project Name: Proposed Self-Storage facility

Address: 825 US Route 22W and Wilson Ave, No. Plainfield


Block: 119 Lot: 1.01 Zone: B-3

Proposed Use: Indoor Self Storage Permitted Use: N.A.

Site Information: see attached supplemental information; zoning chart

Bulk Requirements **Required** **Proposed** **Ord. Section**

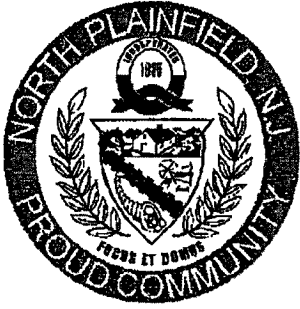
Bulk Requirements	Required	Proposed	Ord. Section
Lot Area			
Front Yard			
Rear Yard			
Side Yard			
Combined Side Yard			
Accessory Buildings			
Pool Set Backs			
Buffer Area			
Building Coverage			
Landscaping Coverage			
Paving Coverage Floor Area			
Height			
Parking Required			
Lighting			
Dumpster Shielding			
Fencing			
Other Requirements			



 Applicants Signature

10/21/2021

 Date



**BOROUGH OF NORTH PLAINFIELD
MUNICIPAL BUILDING
263 Somerset Street
North Plainfield, NJ 07060**

CERTIFICATE OF OWNERSHIP

TO THE NORTH PLAINFIELD PLANNING BOARD/BOARD OF ADJUSTMENT

I, hereby certify that I am the owner of land at
825 US Route 22W and Wilson Ave, No. Plainfield

and the proposed **Site Plan Review** (~~Subdivision~~) **Variance** of this land
is made with my free consent and in accordance with my desire.

Realty Income Corporation,
a Maryland corporation

Signed: _____

Scott Kohnen
SVP, Research

Dated: October 21, 2021

Approved As To Form
Legal Department
L. Satterfield

**SUPPLEMENTAL INFORMATION
SITE PLAN AND USE VARIANCE
APPLICATION**

**NORTH PLAINFIELD, NJ
ZONING BOARD OF ADJUSTMENT**

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InSite Property Group ("Applicant")

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**825 US Route 22W and Wilson Ave
Block: 119; Lot: 1.01 ("Property")**

A. Variance Information (§22-102.3):

ZONE REQUIREMENT	ZONE B-3	EXISTING	PROPOSED
MINIMUM LOT AREA	N/S	94,256 SF (2.164 AC)	94,256 SF (2.164 AC)
MINIMUM LOT WIDTH	150 FT	180.0 FT	180.0 FT
MINIMUM LOT FRONTAGE	50 FT	100.0 FT	100.0 FT
MINIMUM FRONT YARD SETBACK (US ROUTE 22)	50 FT [1] [2]	62.0 FT	50.0 FT
MINIMUM FRONT YARD SETBACK (WILSON AVENUE)	50 FT [1] [2]	170.7 FT	139.9 FT
MINIMUM REAR YARD SETBACK	50 FT	159.7 FT	47.5 FT (V)
MINIMUM SIDE YARD SETBACK	20 FT	10.7 FT (E)	27.0 FT
MAXIMUM BUILDING COVERAGE	30%	12.9% (12,126 SF)	31.8% (30,026 SF) (V)
MAXIMUM IMPERVIOUS COVERAGE	N/S	36.0% (33,987 SF)	65.0% (61,259 SF)
MAXIMUM BUILDING HEIGHT	2 STORIES / 35 FT	2 STORIES / < 35 FT	3 STORIES / > 35 FT (V)

Proposed Use: Self-Storage (not a permitted Use) §22-110.1: D(1) Variance required.

FOR ALL NONRESIDENTIAL USES NOT LISTED IN THIS SECTION THE REQUIRED NUMBER OF OFF-STREET PARKING SPACES SHALL BE ONE SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA. (§ 22-117.2.b)

PARKING CALCULATION:

(90,078 SF)*(1 PARKING SPACES/200 SF)	=	450.4 SPACES
TOTAL REQUIRED	=	451 SPACES
TOTAL PROPOSED	=	10 SPACES (VARIANCE)

B. Statement in Support of Site Plan with Use and Bulk Variances.

Proposal

This statement is offered in support of the Applicant's proposal to demolish an existing structure and replace it with a modern indoor storage facility, and attendant site improvements to the circulation and parking. The subject property is located at 825 US Route 22W and Wilson Ave, NJ, on Lot: 1.01 in Block: 119 (the "Property"), which is located in the B-3 Zone District. Applicant is making changes to the existing site configuration, including the demolition of an existing structure, to be replaced with a three-story 90,078 SF structure (30,026 SF footprint) with slight on-site circulation changes and 10 parking spaces, with 3 loading spaces. The self-storage

use is not permitted in the B-3 Zone, however, it is a much-needed use in the area, and represents replacement of a vacant building with an ongoing business. This proposal represents a substantial investment by the Applicant in the Township of North Plainfield and a significant improvement to the Property. There will be substantial aesthetic improvements including the site improvements and new lighting and landscaping. A "D" Use Variance is required and professional planning testimony addressing both the positive and negative statutory criteria will be offered at the hearing in support of the "D" Variance.

As described, Applicant seeks Preliminary and Final Major Site Plan approval, with a Use Variance and Bulk Variances, with elimination of one existing Bulk Variance. The variances being requested are: Minimum Rear Yard Setback: required: 50'; existing: 159.7', proposed: 47.5'; Maximum Building Coverage: permitted 30%, existing: 12.9% (12,126 SF), proposed: 31.8% (30,026 SF); Maximum Building Height: permitted: 2 stories/35', existing: 2 stories/≤35', proposed: 3 stories/≥35'. The Applicant is a contract-purchaser of the Property, contingent upon this approval being granted. The Property is owned by Realty Income Corporation PM#0989, which consented to this application.

Operating Info:

- 7:00 a.m. to 8:00 p.m. 7 days a week
- centrally monitored video security 24 hours a day
- Staff on premises from 9:00 a.m. to 6:00 p.m.
- Written lease agreements with all customers to prohibit storage of hazardous materials (as defined by the local Department of Environmental Protection)
- no flammable materials permitted
- 2-3 employees.

Benefits

The proposed use as meets the positive criteria, and will benefit the Township, surrounding environs, and the residents of North Plainfield by bringing a much-needed use, and aesthetically improved property and providing tax ratables.

Detriments

The proposal presents no detriment to the public good or to the zoning ordinance or zone plan. The proposed use is not permitted in the B-3 Zone District, however, the repurposing of the site is an important upgrade and benefits the surrounding area and the Township of North Plainfield, therefore, the Property is particularly suited to the proposed use. The Applicant's requested variances can be granted or continued without substantial detriment to the public good

(negative criteria). The benefits of the deviations outweigh any detriment, and the variances will not impair the intent and purpose of the zone plan and zoning ordinance. The Applicant requests the new variances be granted, and continuation of the existing bulk variances, as the deviations have minimal impact on the neighboring properties and the neighborhood. The project will be aesthetically pleasing and well maintained.

Conclusion

By way of summary, the new and existing variances, as set forth on the Variance Information section above should be approved or continued. The Applicant will produce expert testimony that: (1) the benefits of the project outweigh any detriments; (2) the proposal will not create any substantial detriment to neighboring properties or the public good; (3) will not substantially impair the zoning ordinance or the zone plan; and, (4) the use is Particularly Suited to the Property. The Applicant will also present testimony that, although there is a parking space non-conformity, no new spaces are needed by Applicant to meet its parking requirements.

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For these reasons and those Applicant's experts will provide at the hearing, the Zoning Board should approve the proposed site plan and variances.

Respectfully submitted
Hehl Offices at Javerbaum Wurgaft
Attorney for Applicant