

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, Suite 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

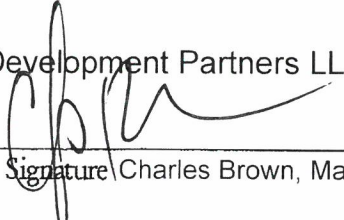
Address: 825 US Route 22W and Wilson Ave, No. Plainfield

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
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			

InSite Development Partners LLC
 by: 
 Applicants Signature Charles Brown, Managing Member

8/31/22
 Date

NORTH PLAINFIELD, NJ 07060

REQUEST FOR CERTIFIED LIST APPLICATION FORM

I request a CERTIFIED LIST of the utility companies that require notification and, from the current tax duplicate, the names and addresses of property owners within two hundred (200) feet of:

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

Block: 119 Lot: 1.01

Attached is a check for \$10.00 made payable to the "Borough of North Plainfield". A copy of this completed form will be my receipt.

Processing may take up to 10 days, based on workload.

REQUESTED BY:

Firm Name: Javerbaum Wurgaft, et al

Individuals Name: Stephen F. Hehl, Esq.

Address: 370 Chestnut St., Union, NJ 07083

Phone (days only) (908) 687-7000

Hold for pickup by: _____


Mail to:

Firm Name: same as above

Name: _____

Address: _____

Phone (days only) (_____) _____

Applicant's signature: by: 
Charles Brown, Managing Member

InSite Development Partners LLC

Date: 8/31/22

Received by: _____

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.

825 US-22 LLC, a Delaware LLC

Signed: by:


Charles Brown, Managing Member

Dated:

8/31/22



Borough of North Plainfield

Department of Health, Housing, & Property

263 Somerset Street

North Plainfield, New Jersey 07060

(908) 769-2900 ext. 2915

Fax (908) 769-6499

Office of the Tax Collector

To whom it may concern:

The Property known as 825 US Route 22W and Wilson Ave, No. Plainfield

Block 119 Lot 1.01 on the map of North Plainfield is:

Owned by: 825 US-22 LLC Phone #: 866-521-8292

Address: 19191 S Vermont Ave, Ste 680, Torrance, CA 90502

(FOR OFFICE USE ONLY)

Property taxes due or delinquent are:

Assessments for improvements due or delinquent are:

Tax Collector

Date

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

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

* * *

**InSite Development Partners
("Applicant")**

* * *

**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	50.3 FT
MINIMUM FRONT YARD SETBACK (WILSON AVENUE)	50 FT [1] [2]	170.7 FT	131.7 FT
MINIMUM REAR YARD SETBACK	50 FT	159.7 FT	50.5 FT
MINIMUM SIDE YARD SETBACK	20 FT	10.7 FT (E)	22.2 FT
MAXIMUM BUILDING COVERAGE	30%	12.9% (12,126 SF)	31.6% (29,779 SF) (V)
MAXIMUM IMPERVIOUS COVERAGE	N/S	36.0% (33,987 SF)	66.3% (62,486 SF)
MAXIMUM BUILDING HEIGHT	2 STORIES / 35 FT	2 STORIES / < 35 FT	4 STORIES / 46 FT (V)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

Proposed Use: Self-Storage (not a permitted Use) §22-110.1: D(1) Variance required for continuation and expansion of approved non-conforming use.

H. 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)
I. PARKING CALCULATION:

(119,116 SF)*(1 PARKING SPACES/200 SF) = 595.6 SPACES
TOTAL REQUIRED = 596 SPACES
TOTAL PROPOSED = 12 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 modify and expand on an existing approved non-conforming use. 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 seeks to maintain the previously approved site configuration, including construction of a modern indoor storage facility, and attendant site improvements to the circulation

and parking. This Application proposes to add a 4th Story to the prior approved application. Self-storage is not a permitted use 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, which include aesthetic improvements like 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.

Applicant will present testimony and demonstrate the need for the 4th Story. Demand for storage, over the last two years, since Applicant began this project has increased tremendously. Applicant anticipates, by the time this facility is completed, the market will be considerably undersupplied having the effect of artificially creating higher prices for local consumer and business users. By adding a 4th Story, InSite can both provide much needed supply to the market and ease pricing for consumers. By adding another story to this facility, they can avoid looking for a second site to supplement this one; a much more economically viable alternative, which keeps the tax ratables and entire project in North Plainfield.

Applicant will present marketing and demographic testimony to show:

1) **Demand for Self-Storage, in the past 2 years, has greatly increased**, in general:

- Rental rates have gone up 15 - 25% for consumers
- Occupancy is >95% (the other 5% are usually units being turned over, refurbished, *etc.*)

2) **This demand surge was fueled by a demonstrated local need for storage from consumers and business users:** (a) consumers working at home, needing more space, and (b) small business users being priced out of industrial flex space. Self-storage fills these needs.

3) **Within 3 - 5 miles there is a huge amount of demand.** Our demographic research shows, within 3 - 5 miles of this facility, Applicant has more than enough local demand to fill up 4 stories. With the addition being approved, Applicant will avoid having a situation where the demographic and marketing area served (largely North Plainfield) will not be demand-limited and therefore undersupplied, possibly causing unnecessary price increases for the local community.

As described, Applicant seeks Preliminary and Final Major Site Plan approval, with a Use Variance and Bulk Variances, with one existing Bulk Variance having been previously eliminated. The variances being requested are: Minimum Side Yard Setback (***variance eliminated by previous approval***): required: 20'; existing: 10.7', proposed: 22.2'; Maximum Building Coverage:

permitted 30%, existing approval: 31.6% (29,821SF), proposed: 31.6% (29,779 SF); Maximum Building Height: permitted: 2 stories/35', existing approval: 3 stories/>35', proposed: 4 stories/46'; and Number of Parking Spaces: required: 596 (previous requirement: 451), existing approval: 10; proposed: 12. The principal of the Applicant is also the principal of the entity which owns the Property, 825 US-22 LLC, a Delaware limited liability company, which consented to this application.

Operating Info (*note*: no changes to prior approval):

- 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 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 Inherently Beneficial 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.

* * * * *

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