

**Tiffany A. CuvIELLO, PP, LLC**  
*Community Development and Planning*

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February 25, 2020

Shannon Elton  
Woodbury Heights Planning and Zoning Board  
500 Elm Avenue  
Woodbury Heights, NJ 08097

RE: Steve's Storage Shack LLC  
Block 38, Lots 2, 3, 10.01 & 11 (318 Glassboro Road)  
Highway Commercial (HC) Zoning District  
Preliminary and Final Major Site Plan and Minor Subdivision

Dear Ms. Elton:

I have reviewed the additional information submitted for the above referenced application and have the following comments:

1. The applicant is requesting major site plan approval to expand the existing self-storage facility located across Glassboro Road and construct three (3) new storage buildings and associated improvements. A minor subdivision is also requested to reconfigure the lot lines and create a new lot 2.02. The property is located on Glassboro Road in the Highway Commercial (HC) zoning district.
2. The applicant proposes to expand on the existing self-storage facility across Glassboro Road. There is no office space and limited on-site parking proposed for this facility. The applicant should discuss the possibility of creating a small office area in the climate-controlled building, in the event the two facilities change ownership.
3. The minor subdivision creates a new lot 2.02 which will be landlocked. The applicant should address the purpose of this lot, and if necessary it should be consolidated with another parcel so as to not create an undevelopable property. Additionally, variances will be necessary to permit the creation of a lot without any street frontage. A variance is also required for the minimum lot depth of 70.4 feet where 100 feet is required.
4. Variances are required from the following:
  - a. From Section 70-14.E(2) which requires a 10-foot setback from the street line for a parking area and Section 70-14E(6) which requires a 50-foot landscape buffer to a street line. The plans provide a 5-foot setback to the rear property line which abuts a paper street. The required setback is 10-feet. The plans provide for landscaping in this area. The paper street is Barlow Avenue and the next property are railroad tracks.

- b. From Section 70-14E(2) which requires a 5-foot setback from a parking area to a side lot line and the plans provide for a 0-foot setback along the southern property line.
  - c. From Section 70-14F(2) which requires a trash pick up area, and none is proposed. The applicant should address trash removal from those loading and emptying storage units.
  - d. From Section 70-14G(1) which requires 5 parking space for every 1,000 square feet of retail or service use space. Only 2 parking spaces are provided where a total of 25,173 square feet of building are would require 125 spaces. This is clearly more parking than is required. The proposed parking appears to be sufficient, however a variance is required.
5. For the requested variances, the applicant must demonstrate a hardship due to some unusual characteristic of the property or that the benefits will outweigh the detriments. The applicant must satisfy the negative criteria of no substantial detriment to the public or impairment of the zone plan must also be evidenced before the Board can grant the variance.
  6. The plans call out a pylon sign, however no details or dimensions are provided. The plans should be revised to include the sign specifications.
  7. A waiver is required to permit the fencing in the front yard. The ordinance restricts fencing to the side and rear yards under Section 70-19A(1) and B(1). Given the type of use the fencing is appropriate in the front yard. The fence is setback from Glassboro Road pavement approximately 39 feet.
  8. The lighting plan includes building mounted fixtures. The labels on the plan identify a fixture "B" while the table appears to identify a fixture "C". The labels should be corrected, or the table updated.
  9. There is minimal light spillage onto the abutting parcels, however these are commercial properties, one area is a parking lot the second is a large building. Therefore, I do not see any issues with the limited light overflow areas.
  10. The applicant should address the use of the lights. Will they be on overnight or are their security lights in the overnight hours?
  11. The plans provide for a row of evergreen shrubs along the rear lot line. These are inkberry shrubs and will not grow more than 4-feet in height at maturity. They also require wet/damp soils. The area proposed for landscaping is only 5-feet wide. It is recommended that a different landscape material be used in this area, one which would grow more than 4-feet in height and does not require constant watering.

12. The landscaping proposed along the basin on the northern property line will not screen the area. I do not believe a dense screen is necessary between the two commercial parcels. I would recommend that the shrubs extend the full length of the basin, and maybe introduce a second type of shrub in this area. If there is existing vegetation on the abutting site that is to remain that can be shown and the requested landscaping can be adjusted to account for these features.

Please call with any questions.

Very truly yours,

*Tiffany A. Morrissey*

Tiffany A. Morrissey, PP, AICP

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