



UNLOCKING POTENTIAL
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Completeness Report #1

Date: September 1, 2021

To: South Orange Planning Board

From: Greer Patras, AICP, PP, Board Planner

Applicant: Storage Platform, LLC

Subject: Application No. 285
1 & 15 Lackawanna Place, 311, 313 & 315-317 Valley Street
Block 2303, Lots 1, 2, 3, 13 & 14
Preliminary/Final Site Plan with Bulk Variance

The purpose of this report is to provide the Board with guidance as to the completeness of Application #285, submitted by Benjamin T.F. Wine, Esq. on behalf of Storage Platform, LLC (the "Applicant"). The Site is within the Lackawanna + Valley Redevelopment Overlay. The Applicant proposes to remove all existing improvements on the Site and construct a self-storage facility with associated community space amenities and improvements to the adjacent Founders Park. The Applicant requires Preliminary/Final Site Plan approval and bulk variance relief.

I. EXISTING CONDITIONS

- A. **Site Description:** The Site consists of Block 2303, Lots 1, 2, 3, 13 & 14 and has frontage along Lackawanna Place and Valley Street (County Route 638). The combined lots occupy an area of approximately 38,780 square feet (0.890 acres). The Site contains many uses such as commercial, residential, and automotive. The five lots are occupied by a surface parking lot, commercial pet store, residential dwelling, mixed use building, and three automotive garages. The three automotive garages are used for repair, servicing, and storage. Within the Site along Valley Street is a mix of commercial and residential uses that do not exceed two stories. Lots 3 and 13 are directly adjacent to Founders Park, Lot 14 has about 100% of building coverage by an automotive service garage, and Lots 1 and 2 consist of excessive improved coverage and have little to no green/open space.
- B. **Zoning:** Lackawanna + Valley Redevelopment Overlay

II. PROJECT PROPOSAL

- A. **Proposed Project:** The Applicant proposes the following:
1. Remove existing site improvements
 2. Construct a 4-story, 131,788 SF self-storage facility consisting of the following:
 - i. 95,105 SF of rentable storage space
 - ii. 1,516 SF of community space with meeting rooms, pantry space, and bathrooms and equipment space for Founders Park
 - iii. 945 SF of office space for the self-storage facility

- iv. 1,792 SF external movie screen facing Founders Park
- 3. Improvements to Founders Park such as a 200-gallon rainwater cistern, amenity and equipment space, bike rack, and sidewalks
- 4. 6 total parking spaces:
 - i. 4 loading/parking spaces
 - ii. 1 standard parking space
 - iii. 1 ADA parking space
- 5. Other improvements include 18 bicycle parking spaces, refuse area, landscaping, lighting, signage, utilities, stormwater management, and streetscape improvements

III. COMPLETENESS DISCUSSION

A. **Recommended Submission Waivers:** The Applicant has requested submission waivers, to which we recommend be granted:

#20 – Conditional Use Affirmative Statement

- Not Applicable; no conditional use proposed

B. **Outstanding Completeness Items:** The following information should be discussed at the Completeness Determination Hearing. Any items determined to be necessary to the Board's review should be provided 14 days prior to any public hearing:

#4 – Tax Collector Certification

- Per email correspondence dated August 24, 2021, the Applicant is "requesting a waiver from submission of the Lot 13 tax certification. At this time, said lot is going through the tax sale process, and there are taxes outstanding. For this reason, we cannot obtain a certification that no taxes are due, and accordingly, we respectfully request that a waiver be granted for this submission requirement."

#6 - Deed(s) and Affidavit Title for Lands being conveyed

- Applicant should confirm whether this provision applies to the application.

#9 – Public Hearing Notification

- The Applicant must comply with noticing requirements provided in the Planning Board application.

#31 – Historic Site or District Identification

- The Site is located in the Prospect Street Historic District, and this must be identified on the site plan prior to a scheduled public hearing. The Applicant is required to receive non-binding advice from the Historic Preservation Committee.

#36 – Existing Trees

- A demolition plan has been provided, and it shows some icons regarding trees to be removed, but it does not indicate the required details for trees with DBH caliper 4" or greater, including species and size.

#39 – Developer's Agreement

- Per Section 8 of the Redevelopment Plan, "The New Jersey Non-Residential Development Fee applies which requires a development fee equaling 2.5% of the equalized assessed value of constructed improvements. Compliance with the Developer's Fee Ordinance is required."
- Per Section 9.4 of the Redevelopment Plan, the Redeveloper's Agreement must be completed prior to the Planning Board hearing.

C. **Recommended Temporary Submission Waivers:** The Applicant has requested several temporary submission waivers, to which we recommend the Board temporarily waive, but require as part of resolution compliance if the Application is ultimately approved:

#12 – Completed County Health Department Application

- Can be provided in resolution compliance if applicable and approved.

#16 – Final Plat/Site Plan

- Applicant must provide a final site plan and/or as-built plan if approved, as part of Resolution Compliance.

#21 – Engineer’s Cost Estimate

- Can be provided in resolution compliance if approved.

#22 – Block and Lot Designations from Tax Assessor

- Can be provided in resolution compliance if approved.

#23 – “As-Built” Plans or Final Plats

- Applicant must provide a final site plan and/or as-built plan if approved, as part of Resolution Compliance.

#59 – Applicant’s Engineer Certification

- Can be provided in resolution compliance if approved. We defer to the Board Engineer.

D. **Submission Waivers Deferred:** We defer to the Board Engineer’s determination for items related to grading, stormwater management, and environmental matters, including but not specifically related to the following items which may be necessary for review:

- Item #14 – New Jersey State Approvals
- Item #35 – Existing Critical Environmental Areas
- Item #37 – Existing Wells or Septic Systems
- Item #43 – Utility Systems
- Item #45 – Shortest Distance
- Item #50 – Topographic Survey
- Item #51 – Grading Plan
- Item #52 – Stormwater Management Plan
- Item #57 – Soil Erosion and Sediment Control Plan
- Item #60 – Soil Permeability Logs

E. **We offer the following additional notes for the Board:**

1. The Redevelopment Plan contains a list of required submission items in Section 9.5.B. which are also required by the completeness checklist; therefore, we offer no separate comment related to those.
2. The Applicant is including Block 2302, Lot 4 (Founder’s Park) as part of their application, including on their plans and application forms. We defer to the Board Attorney regarding any additional application requirements or revisions.
3. The Application includes disturbance / construction in Founder’s Park which includes tree clearing, construction within 20’ of the property line, replanting of trees, and water and electrical facilities. We defer to the Board Attorney regarding application requirements for such.

4. The Board and Village Professionals met with the Applicant's Professionals on August 24, 2021 to discuss preliminary completeness issues and technical plan issues. The Applicant intends to provide revised plans to address these technical comments within the next couple weeks so that we have adequate time to review and issue a planning report 10 days prior to the Board's public hearing.

IV. DOCUMENTS REVIEWED

- A. **Planning Board Application Submission and Associated Application Materials**, filed July 16, 2021.
- B. **Site Plan**, consisting of 20 sheets prepared by Dynamic Engineering, dated July 8, 2021 and last revised August 17, 2021.
- C. **Architectural Plans**, consisting of 6 sheets prepared by Louis W. Vandeloecht, dated August 20, 2021.
- D. **Founders Park Concept Plan**, consisting of 1 sheet prepared by Dynamic Engineering, dated June 23, 2021.
- E. **Boundary + Topographic Survey**, consisting of 1 sheet prepared by Dynamic Survey, LLC, dated January 5, 2021.
- F. **Photo Location Report**, consisting of 7 pages prepared by Dynamic Engineering, dated June 2021.
- G. **Environmental Impact Assessment**, consisting of 33 pages prepared by Dynamic Engineering, dated June 2021.
- H. **Traffic Impact Statement**, consisting of 7 pages prepared by Dynamic Traffic, LLC, dated June 19, 2021.
- I. **Pedestrian & Parking Detour Plan**, consisting of 1 sheet prepared by Dynamic Traffic, LLC, dated July 8, 2021.
- J. **Stormwater Management, Groundwater Recharge & Water Quality Analysis**, consisting of 23 pages prepared by Dynamic Engineering, dated July 2021.
- K. **Sanitary Sewer & Potable Water Engineer's Report**, consisting of 3 pages prepared by Dynamic Engineering, dated June 2021.
- L. **Refuse and Recycling Report**, consisting of 4 pages prepared by Dynamic Engineering, dated July 2021.
- M. **List of Anticipated Permits & Approvals**, consisting of 1 page prepared by Dynamic Engineering, dated July 9, 2021.
- N. **Existing Critical Environmental Areas Statement**, consisting of 1 page prepared by Dynamic Engineering, dated July 12, 2021.
- O. **Redevelopment Plan Site Plan Package Checklist Summary**, consisting of 4 pages prepared by Dynamic Engineering, dated July 12, 2021.

The Applicant should address all items discussed at the Completeness Hearing. Revised plans should be accompanied by a Response Letter or highlights on the plan to identify all changes made, to facilitate our review. We recommend all revised information be provided prior to 14 days of the public hearing.

If you have any further questions regarding this application, please feel free to contact our office.

Sincerely,



Greer Patras, AICP, PP
Board Planner