





Diversified Acquisitions, LLC

No. 22-01

Block 273.01, Lot 2.062  
Block 273.02, Lots 1 & 2  
Rt. 15, Heller's Lane & Bowling  
Green Pkwy.  
Amended Site Plan

**Ms. McCormack** stated she received an email from Mr. Schepis, the applicant's Attorney, requesting the application be carried to Monday, May 23, 2022.

**Chairman Williams** made a motion to carry the application to Monday, May 23, 2022, with no further notice or publication. **Councilwoman Senatore** seconded the motion.

**In Favor: All.**

Washington Hospitality Group

No. 21-11

Block 272.01, Lot 8  
647 Route 15 South  
Preliminary Major Site Plan

**Mr. Bernd Hefe**le, Attorney for the applicant, came forward. He explained this is the continuation of the Washington Hospitality Group application for a self-storage facility. There were some concerns at the last meeting, which prompted revisions to the plans. The applicant's professionals will be providing testimony on the modifications, which include site circulation, widening of travel aisles providing easier access for trucks and fire apparatus, and the shrinking of the building. Due to the modifications made to the plans, there are no longer any new variances required for this application. In addition, Mr. Hefele wanted to be clear that their rendering has the U-Haul name on it, but the facility will not be a U-Haul facility.

**Mr. Derek Ranger**, the applicant's Engineer, came forward. He agreed with everything Mr. Hefele just explained, and continued in more detail. The biggest change was the relocation of the parking stalls, except for the handicap space near the front door. They also reduced the overall width of the building by 3 feet, so as to allow for easier access of fire apparatus and trucks. They adjusted the width of the drive aisles from 14 feet to 16 feet, increased the loading zone from 10 feet to 15 feet (eliminating a variance), added "No Parking" signs and striping, and added AC pad locations and a fence in front of the septic field. Lastly, they added a "No Tractor Trailer" sign at the entrance, in addition to making that part of the lease agreement and also posting it on the website. He also confirmed again, that there are no new variances required for this application.

**Mr. Kienz** wanted to mention that the Board members previously unable to vote on Mr. Hefele's applications due to a conflict of interest, is no longer an issue.

**Chief Castimore** asked what type of security the building will have if it will not be a U-Haul facility.

**Mr. Hefe**le stated that no matter which self-storage company the owner decides to go with, the security options will be the same.

**Ms. Anello** reiterated that no matter which company is chosen, the security system must match the testimony that was provided at the last meeting.

**Mr. Hefele** agreed.

**Ms. Anello** asked about snow removal, and if it was determined that the site had enough area for snow removal.

**Mr. Ranger** stated that there would be more than enough area to plow a snowfall of up to two feet, and he would make sure that any snow removal company hired to plow would make sure proper sight distances are clear at the R.O.W.

**Ms. Anello** asked Mr. Ranger to provide testimony on the location and detail of the “No Tractor Trailer” sign.

**Mr. Ranger** stated that he will provide a complete sign detail package to be reviewed and approved by both Ms. Anello and Ms. Caldwell.

**Ms. Anello** asked if the applicant was still considering hooking up to the natural gas line on Route 15.

**Mr. Ranger** stated it was looked into, but the gas line is on the opposite side of the highway, and would be exponentially expensive. The applicant has decided to stick with using propane on the site.

**Ms. Anello** asked if the retaining wall was modified.

**Mr. Ranger** stated they pushed the retaining wall back by two feet in order to provide more space for emergency vehicles to get around the building.

**Ms. Anello** asked about the proposed fencing in the rear of the building.

**Mr. Ranger** stated the applicant is proposing a split-rail fence, and it will not be seen from the highway.

**Ms. Anello** asked what modifications to the stormwater management, if any, the applicant is proposing due to the increase in impervious coverage.

**Mr. Ranger** stated that he would be providing revised calculations to be reviewed and approved by Ms. Anello.

**Ms. Caldwell** asked what the previous maximum lot improvement coverage was. The proposed maximum lot improvement coverage was provided, but not the existing. Regardless of what the number is, a variance will be required.

**Mr. Ranger** stated he will provide the calculation to the professionals, and add it to the plans.

**Chairman Williams opened the meeting to the public.**

**Mr. Brian Pokorny** came forward. He voiced his concerns about emergency vehicles being able to access all sides of the building if a vehicle was parked in front of a garage door unit. He also asked if the Jefferson Township Fire Department has the capability to address a fire on the third floor of the building, or would Picatinny Fire Department have to respond.

**Mr. Hefele** stated that the Fire Official provided the professionals with the largest size vehicle they would anticipate using, and changes have been made to the site plan to accommodate that size vehicle.

**Mr. Pokorny** commented about the “No Tractor Trailer” sign. He gave an example of how and why he believes the sign will not deter tractor trailers from either entering the site or parking along the shoulder of Route 15, causing traffic issues. He also voiced his concerns about the snow removal.

*The public portion was closed.*

**Chief Castimore** voiced his concerns about trucks stopping on the shoulder of Route 15.

**Mr. Hefele** stated that the applicant would be willing to implement anything additional the Board might want to keep tractor trailers away from the property. The largest storage unit is smaller than a box truck, so there would be no reason for a tractor trailer to enter the site.

**Mr. Kienz** then went over the conditions that were discussed. He also stated that he would like to review the lease that will be utilized to ensure all conditions are met.

**Mr. Hine** made a motion to approve the application with the conditions discussed. **Chairman Williams** seconded the motion.

**In Favor:** Mayor Wilsusen, Vice-Chairman Palko, Mr. Hine, Mr. DiFrisco, Ms. Macalle-Holly, and Chairman Williams.

**Against:** Councilwoman Senatore, Chief Castimore, and Mr. Deutsch.

**APPROVAL OF THE MINUTES DATED MARCH 28, 2022:**

**Chairman Williams** made a motion to approve the minutes. **Councilwoman Senatore** seconded the motion.

**In Favor:** All.

**ADJOURNMENT:**

**Mayor Wilsusen** moved to adjourn at 8:16 PM.  
**Councilwoman Senatore** seconded.

**In Favor:** All.

***Respectfully Submitted by:***

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***Stephanie McCormack  
Secretary to the Planning Board***