

SOCIETY HILL AT PISCATAWAY
555 CHESTERFIELD DRIVE
PISCATAWAY, NJ 08854

APPLICATION: 14-ZB-18V
14-ZB-19V

**PISCATAWAY TOWNSHIP ZONING BOARD OF ADJUSTMENT
VARIANCE AND SITE PLAN RESOLUTION
FINDINGS OF FACT AND CONCLUSIONS**

WHEREAS: SOCIETY HILL AT PISCATAWAY, 555 CHESTERFIELD DRIVE, PISCATAWAY, NEW JERSEY 08854, has requested of the Piscataway Township Zoning Board of Adjustment a use variance, a bulk variance and preliminary and final site plan approval from the provisions of the Piscataway Township Zoning Ordinances to construct a 4,999 square foot maintenance garage on the premises known and designated as Tax Map Block 10002, Lot 2, in an R-20A Zone at 555 Deerfield Drive.

VARIANCES REQUESTED:

21-1011.2d.5 Required – Accessory maintenance building may not exceed 2500 square feet
Proposed – 4999 square foot maintenance building*

21-501 Required – Maximum height for accessory structure: 18 feet
Proposed – Height of 29 feet

* A use variance is required

IN ACCORDANCE WITH THE SURVEY prepared by Craig Stires, dated 4/11/14, last revised 10/10/14 and supplied to the Zoning Board; and

WHEREAS, multiple Public Hearings were held before the Zoning Board of Adjustment culminating on November 6, 2014, and

WHEREAS, the Board after carefully considering the evidence presented at the above mentioned public hearing has made the following factual findings:

1. The Applicant's property is located at 555 Chesterfield Drive and it currently contains a housing development of hundreds of units.

2. The Applicant proposes to construct a maintenance building to house maintenance equipment and material used for the upkeep of the development.
3. The original plan submitted by the Applicant represented that the building was 4300 square feet; upon review by the Zoning Board, it was discovered that the building was far larger at approximately 8000 square feet.
4. At the Zoning Board's request, the Applicant submitted revised plans and represented to the Board that the revised building would be 4999 square feet; in addition, the revised plans lowered the proposed height of the building from 35 feet to 29 feet.
5. Society Hill at Piscataway, unlike most housing developments, performs all of the maintenance and lawn care in-house as opposed to hiring subcontractors; consequently, the Applicant has a need for a maintenance building to store vehicles, supplies and material.
6. Currently, these items are stored outside, in the clubhouse or in several trailers; all of this storage is unsightly and construction of a maintenance building will allow for indoor storage of these items.
7. The Applicant represented to the board that if this building is constructed, all of its vehicles and all of its supplies and materials, other than those described in paragraph 9, will be stored in the building except for two pick-up trucks and one skid steer loader.
8. Testimony was also received that no vehicles (with the exception of those noted in paragraph 7), supplies or materials will be stored out of doors because the maintenance building has been sized to accommodate the vehicles, equipment and quantities of supplies and materials stored by the Applicant.
9. The storage of material, such as top soil, rock, sand and mulch, will be limited to the designated bins contained on Applicant's site plan; in addition, such storage will be no higher than the top of the bins.
10. The hours of operation for the maintenance department are 7:30 a.m. to 5 p.m. Monday through Friday, 8:30 a.m. to 4 p.m. Saturday; after hours operations are permitted in emergency situations only.
11. The Zoning Board relies upon the Applicant's representations that, in connection with this maintenance building, it intends to clean up the entire site, including the parking lot debris and the dredge soils from the pond dredging project. As a result, no Certificate of Occupancy will be issued for the maintenance building until the entire site is cleaned up to the satisfaction of the Zoning Board's staff.

WHEREAS: The Board has concluded, based upon the facts presented by the Applicant, that:

1. The Applicant has shown that the variances, if granted, will advance the purposes of the Municipal Land Use Law and that the benefits of the deviation from the applicable Ordinances substantially outweigh any detriment presented.
2. The Applicant has demonstrated that the variances sought will not depreciate property values in the area, and that they will not have any adverse effect upon the zone plan or Zoning Ordinance.
3. The Applicant has demonstrated that the variances sought will cause no substantial detriment to the public good.

THEREFORE BE IT RESOLVED THAT: The Applicant is hereby granted the requested use variance, bulk variances and preliminary & final site plan approval based upon the Site Plan drawings prepared by Stires Associates dated April 11, 2014, and last revised July 28, 2014 (4 sheets) and the elevations and floor plans prepared by Gates Architectural and last revised July 28, 2014 (1 sheet) subject to the following conditions:

1. The Applicant will obtain all necessary permits and inspections.
2. Applicant is required to post bonds and certified checks in amount satisfactory to the Township Engineer for all improvements required herein by reason of this approval.
3. Satisfaction of the Applicant's growth share obligations, as imposed by statute or the New Jersey Council on Affordable Housing as such obligations are assessed against the Township.
4. In accordance with Chapter XVII of the Piscataway Revised General Ordinances, Street Openings and House Number, Section 17-1.2(c), no street opening permits will be issued when a street has been paved within the last five years.
5. Within twenty (20) days of the memorialization of this Resolution, the Applicant shall publish notice of the Zoning Board's decision in either THE COURIER NEWS or the STAR LEDGER.
6. No mechanical or motor vehicle repairs or maintenance are permitted in the maintenance building except for small engine repairs.
7. The Applicant shall enter into a Developer's Agreement with the Township to ensure that all of the conditions contained in this Resolution are met.

8. The Applicant, at its sole cost and expense, shall record this Resolution with the Middlesex County Clerk's Office, within ten (10) days of publication as required in Condition 5 above.
9. Applicant shall comply with Mr. Hinterstein's report dated November 6, 2014 in its entirety, except where specifically modified by this Resolution.
10. Applicant shall add a landscape buffer along the length of the proposed building, including three (3) trees along the road, with plant species, plant heights and spacing to be reviewed and approved by the Township Landscape Architect.
11. The second floor loft area of 412 square feet of the maintenance building shall be for dead storage only; this condition is a critical component of this approval and the Board would not have granted this Application without imposing this condition.
12. Any storage of fuels inside the maintenance building shall comply with all applicable construction and fire codes, as well as municipal, county and state regulations.
13. Storage of pesticides is limited to "household" size containers only; no 55 gallon drums are permitted.
14. Hours of operation are limited to 7:30 a.m. to 5 p.m. Monday through Friday, 8:30 to 4 p.m. Saturday; after hours operations are permitted in emergency situations only.
15. All material currently stored outdoors must be removed within twelve (12) months of the date of this Resolution.
16. All vehicles owned or operated by the homeowner's association are to be stored inside the maintenance building except for two pick-up trucks and the one skid steer loader.
17. Bulk material shall be stored in the designated bins shown on the site plan; no bulk material is permitted to be stored outdoors except in the designated bins.
18. No outdoor storage of any material or equipment is permitted except as specifically modified by this Resolution.
19. Applicant shall install one light outside the maintenance building controlled by a timer or a motion sensor; the Applicant shall ensure that this light does not spill over to neighboring properties.
20. The building is limited to 29 feet in height and 4999 square feet in size.
21. Applicant shall remove the soil stockpile from the pond dredging project; in the alternative, the Applicant shall file a Site Plan application to resolve all issues from the pond dredging project

BE IT FURTHER RESOLVED THAT: Copies of this resolution be forwarded to the Tax Assessor, Township Engineer, Zoning Officer and the Applicant.

THOSE IN FAVOR: Mr. Cahill, Mrs. Clarkin, Mrs. Keimel, Mr. Nolan, Mr. Tillery and Chairman Bleich

OPPOSED:

The undersigned, Secretary to the Piscataway Township Zoning Board of Adjustment, hereby certifies that the above is a true copy of a Resolution memorialized by said Board on the 11th day of December, 2014, on the following vote.

THOSE IN FAVOR:

OPPOSED:

**SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT**