



April 14, 2020

Ms. Linda Marmora
Borough of Upper Saddle River
376 West Saddle River Road
Upper Saddle River, New Jersey 07458

Re: Major Preliminary & Final Site Plan
PSI Atlantic USR NJ, LLC
100 Route 17 North
Block 1304, Lot 7.01
Borough of Upper Saddle River
Our File No. USRES-540

Dear Ms. Marmora:

We are in receipt of the following documents for the above referenced application:

- A Site Plan set entitled, "Preliminary & Final Site Plan Proposed Self Storage Facility, 100 Route 17 North, Block 1304, Lot 7.01, Upper Saddle River, Bergen County, NJ", prepared by L2A Land Design, LLC dated January 17, 2020.
- An Application to the Borough of Upper Saddle River Planning Board, sign date by applicant March 13, 2020.
- Architectural rendering dated March 20, 2020, prepared by Michael Parker Studios.
- Cover letter, dated March 25, 2020, prepared by Wells, Jaworski & Liebman, LLP.
- Alta/NSPS Land Title Survey for Tax Lot 7.01, Block 1304, dated November 7, 2019, prepared by Lakeland Surveying.
- Stormwater Management Report, dated January 17, 2020, prepared by L2A Land Design, LLC.
- Borough of Upper Saddle River Soil Moving Permit Application, no date, sign date March 16, 2020 by applicant.

- Soil Movement Plan, prepared by L2A Land Design, LLC, dated January 17, 2020.

All documents were received via email March 25, 2020, from the applicant's attorney.

Based on our review of the above referenced documents, we offer the following:

General

1. The Applicant in this matter is:

PSI Atlantic USR NJ, LLC
530 Oak Court Drive, Suite 185
Memphis, TN 38117

The Owner in this matter is:

Krisujen Realty, LP
7 Industrial Avenue
Mahwah, NJ 07430

The Borough shall be notified of any change in the above referenced information.

2. The subject site is located within the Borough of Upper Saddle River, fronting on Route 17 North. The property is located partially within the H-1R Highway Retail and Commercial District and the rear portion is located within the R-1 Residential Zone District. The parcel is bordered to the east by properties within the R-1 Zone, to the south by properties in Ramsey, to the west by properties in the H-1 Zone and to the north by properties in the H-1R zone. The proposed use is not permitted in the R-1 Residential Zone.

As confirmed through the Borough Attorney, this site is designated for an overlay zone in the Borough's Settlement Agreement with Fair Share Housing. This does not preclude an application for a non-inclusionary development.

3. The site contains 1.99 acres. The site is currently not in use. The site contains varied concrete, asphalt and gravel areas with perimeter pervious area with minimal tree cover. This site is accessed from Route 17 North bound utilizing a shared access 50 foot Right-of-Way, (Lot 6) between this parcel, Lot 7.01 and the property to the north, Lot 9.
4. The applicant is proposing the following:

- Removal of the existing onsite concrete areas, seepage pit, walls, curbing, utility pole and wires, storm drain piping, asphalt areas, gravel areas, bollards, sanitary lateral, sign and boulders.
- Removal and replacement of inlet casting, traffic sign and portion of curb within the Route 17 Right-of-Way.
- A 3 story, 35,160 square foot footprint building for self storage, sales and office.
- Modification within the NJSH Route 17 Right-of-Way, consisting of new depressed curb 81.93 feet wide, mountable concrete curb, one way entrance and one way exit accesses with a mountable curb concrete island between the accesses.
- Six (6) front yard parking spaces at 10 foot by 20 foot and one (1) ADA space.
- Future banking of fifteen (15) 10 by 20 foot parking spaces within the rear portion of the property.
- Modular concrete block retaining walls of maximum height 7.75 feet and 3.10 feet along both sides with 6 foot high black coated chain link fencing enclosing the side and rear yards. Additionally proposed is 16 foot high black decorative fence along the front yard areas tying into the front building corners.
- Keypad access.
- Drainage improvements with front yard detention basin and rear yard detention basin and ultimate discharge connection into the existing storm inlet and storm water system within NJ State Highway Route 17 and into the bypass system within Lot 6 Right-of-Way.
- New water, gas and sanitary sewer service laterals connecting into the existing main lines within NJ State Highway Route 17 Right-of-Way.
- New electrical service tying into the existing electric box within the front yard area.
- New Fire Department connection within the front yard area.
- Realignment of the existing stormwater bypass system.
- 8 foot by 10 foot trash enclosure within the southeast corner of the parcel.
- Landscape plantings concentrated at the front and rear portions of the parcel.
- Lighting consisting of light poles, wall mounted sconces and ceiling canopy fixtures.
- Four (4) signs consisting of two (2) wall signs, one (1) directional sign and one (1) free standing sign.

VariANCES

5. The proposed improvements contain multiple variances as outlined within Sheet C-03. Our office concurs with this listing for variances except for building height.

The maximum roof ridge elevation is provided at 323.75. The maximum permissible roof ridge calculates at elevation 318.25. This is based on the lowest existing grade of 282.25 at the southern building projection. This requires a 5.5 foot height variance. This exceeds 10% of the allowable building height of 36 feet within the H-1R zone, requiring a “D” variance.

Additionally a variance is required for lighting. See comment number 24.

The variances shall be updated within the Site Plans. The Applicant shall be prepared to testify regarding each variance requested and support for each variance request.

Site Plans

6. The owner and applicant and their respective addresses shall be provided on the Site Plan cover sheet.
7. The Existing Conditions Plan/Demolition Plan shall be revised to include the limit of disturbance, construction fencing, temporary locked chain link fencing to secure the site, tree removal, etc.
8. All building setbacks provided shall be measured to any roof overhangs from the property lines. All setback dimensions shall be accurate to the tenth.
9. The minimum setback dimension from the back of wall to the side property lines shall be identified.
10. The Applicant shall be prepared to testify and summarize to the Board the use breakdown of the proposed entire facility and associated required parking. The gross floor area parking requirement shall be provided as well.
11. The Applicant shall be prepared to elaborate, address and clarify in testimony the Future Parking Plan. This plan outlines a total of fifteen (15) additional parking spaces.
12. The Applicant shall be prepared to testify regarding the ADA requirement for handicap parking and the facilities compliance to same.

Additionally the Applicant shall testify to conformance to ADA Standards for Accessible Design for access into the building. Lastly, ADA certification will be required, post construction.

13. The Applicant shall submit a Traffic Report and be prepared to provide testimony regarding the impact the development will have on the surrounding roads.

14. The application has been reviewed by our traffic expert. Attached to this report please find the associated review comments. Please address all comments.
15. The applicant shall support the proposed design of the entrance access and exit access curves having zero separation and large truck tire overlap.
16. With the construction of a separate individual lot access off NJ State Highway Route 4, any existing legal agreement for use of Lot 6 Right-of-Way shall be revised as needed. Please confirm and address same in testimony.
17. The total excavation and fill for this application shall be revisited. The proposed grading indicates approximately 7 foot of fill along the north side. The soil movement plan provides a summary table of zero fill. Please clearly provide the total estimated excavation and fill quantities in cubic yards for the site's development.

Any excess soil shall be trucked offsite. Any imported fill will need to be certified by a licensed professional engineer as being clean and contaminant free.

The Applicant shall provide estimated truck loads, mapping of travel route and will need to coordinate with the Borough Police Department.

18. All walls greater than 3 foot require variance approval. All walls 4 foot or higher require stability calculations and post construction certification. With the final structural design of the wall and the proposed close proximity of the wall to both side yard property lines, disturbance and temporary construction easements may prove necessary.
19. The maximum roof ridge is provided at elevation 323.75. The maximum permissible roof ridge calculates at elevation 318.25. This is based on the lowest existing grade of 282.25. This is not compliant and required a variance of 5.5 feet. This exceeds 10% of the allowable building height of 36 feet in the H-1R zone, requiring a "D" variance.
20. The sanitary allocation for this parcel and sanitary flow projections for this facility shall be provided on the plans and addressed in testimony.
21. The Drainage Report has been reviewed by our Hydrology Department. Attached to this report please find the review comments. Please address all comments.
22. This is a major development as defined by NJDEP. Please define the total square foot area of the limit of disturbance for the application.

23. The Applicant shall summarize the proposed lighting for the entire development. The light pole maximum heights proposed shall be clearly indicated on the lighting plan as well as the heights for the wall mount lights and canopy lights.
24. In accordance with Borough Ordinance §126-33 Illumination, the lighting of the building, the property and all signs on the property shall be such as not to produce any glare at the exterior lot lines of the premises. The applicant shall be prepared to provide testimony regarding same before the Planning Board. Spillage onto adjacent properties shall be eliminated or a variance shall be requested. As submitted a variance is required.

We recommend a one (1) year post construction time frame for any lighting modifications.

25. Mapping of existing trees, 12 inches in diameter and larger shall be provided on the plans. All tree removal shall be identified. Any tree removal of 12 inches or larger will require a Tree Removal Permit.
26. The applicant shall summarize the landscaping improvements in testimony. Sight distance lines shall be provided to prove adequate sight distance exiting the facility.
27. Landscaping improvements are recommended to be ensured with a Performance Bond.
28. All plantings are recommended to have a two-year guarantee for replacement of any dead or declining plants.
29. The Applicant shall testify regarding all identification signage, addressing compliance and the variance request.
30. A detail of the wall and fence combination along both side yards shall be provided. The details provided lack dimensional information.
31. A detail for the 16 foot decorative fence shall be provided.
32. Architectural plans shall be submitted inclusive of front, side and rear elevations, interior building layout of each floor and material types.

Additionally the architectural rendering shall be dated and the preparer clearly indicated. A full set of Architectural Plans shall be submitted. The plans must be dated, signed and sealed by a New Jersey licensed Architect.

33. The Architect shall be prepared to summarize the proposed layout and use of the building.

34. The Applicant shall be prepared to testify regarding the days and hours of operation, number of employees, trash disposal pick up, controlled access, etc.
35. The Applicant is recommended to be prepared to provide exhibits addressing the screening of this storage facility from the adjoining residential community.
36. The vertical clearance beneath the building projections within the north side yard shall be provided. The maximum canopy elevation shall be provided.
37. A listing of all required outside agency approvals shall be provided on the plans. The status of each shall be addressed in testimony.
38. This application is recommended to be reviewed by the Fire Official and Police Department.

Completeness

This application is deemed incomplete at this time. Please address the following specific items within this report for completion:
Item 5, 6, 8, 13, 17, 19, 20, 25, 32 and 37.

All other open items and any Board requests for information remain applicable to be addressed throughout the Board presentation process. If you should have any questions, please do not hesitate to contact Marisa A. Tiberi, P.E. or me.

Very truly yours,

BOSWELL ENGINEERING



for Kevin J. Boswell, P.E.
Borough Engineer Representative

KJB/MAT/ajf

cc: Jim Dougherty, Construction Official
Krisujen Realty, LP
PSI Atlantic USR NJ, LLC
L2A Land Design, LLC
Wells, Jaworski & Liebman, LLP

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