

**UPPER SADDLE RIVER PLANNING BOARD ZOOM MEETING MINUTES**

**WEDNESDAY, OCTOBER 14, 2020**

Mr. Virgona called the meeting to order at 7:10 p.m. The following statement was read:  
Pursuant to the Open Public Meetings Act P.L. 1975, Chapter 231, proper notice of this meeting has been provided by fax and mail to The Record and The Ridgewood News on December 16, 2019 and September 28, 2020 at which time the date, time, place and purpose of the meeting was set forth and notice was posed on the official bulletin board in the Borough Hall and on the Boro website.

**Present:** Mr. Virgona, Mr. Polizzi, Ms. DeFuccio, Mr. Rotella, Mr. Preusch, Mr. Richardi, Mr. Bakal, Mr. Jacobs, Ms. Schaum

**Absent:** Mayor Minichetti, Mr. Donato, Mr. Bonjuklian

**Also Present:** Mark Madaio Esq, Planning Board Attorney  
Marisa Tiberi PE, Boswell Engineering/Borough Engineer

**APPROVAL OF MINUTES:** A motion by Mr. Polizzi to adopt the minutes of the September 24, 2020 ZOOM meeting seconded by Mr. Bakal.

**Roll Call**

**Ayes: 8** Mr. Polizzi, Mr. Bakal, Ms. DeFuccio, Mr. Preusch, Mr. Jacobs, Mr. Richardi, Ms. Schaum, Mr. Virgona

**RESOLUTIONS** (*Memorializations*)

1. Variance Application of **Schmidt** ***APPROVED***  
**12 Oak Drive – Block 12110 – Lot 2**  
(Setback Location/*Driveway Piers*)

A motion by Mr. Jacobs to adopt the Resolution as presented seconded by Mr. Polizzi.

**Roll Call**

**Ayes: 8** Mr. Jacobs, Mr. Polizzi, Mr. Preusch, Mr. Richardi, Mr. Bakal, Ms. DeFuccio, Ms. Schaum, Mr. Virgona

2. Variance Application of **Savreski** ***APPROVED***  
**24 Ware Road – Block 1012 – Lot 11**  
(Side Yard Setback/ (2) *Exiting HVAC Units*; Eastern Side Yard Setback/  
*Proposed Stairwell*; Number of Piers/*Front Yard: (2) Existing*)

A motion by Mr. Preusch to adopt the Resolution as presented seconded by Ms. DeFuccio.

**Roll Call**

**Ayes: 3** Mr. Preusch, Ms..DeFuccio, Mr. Jacobs

3. Variance Application of **Broderick** **APPROVED**  
**25 Sunflower Drive – Block 1112 – Lot 17**  
(Maximum Lot Coverage; Height/*Retaining Walls*; D Variance /*Existing Building Height*;  
Side Yard Setback/*Pool*)

A motion by Mr. Jacobs to adopt the Resolution as presented seconded by Mr. Richardi,

**Roll Call**

**Ayes:** 7 Mr. Jacobs, Mr. Richardi, Mr. Polizzi, Mr. Preusch, Mr. Bakal, Ms. DeFuccio,  
Mr. Virgona

4. Application of **Jack Daniels Motors, Inc.** **APPROVED**  
**120 Pleasant Avenue – Block 1301 – Lots 1.02 & 2)**  
(Amended Site Plan Approval w Variances)

A motion by Ms. Schaum to adopt the Resolution as presented seconded by Mr. Richardi.

**Roll Call**

**Ayes:** 7 Ms. Schaum, Mr. Richardi, Mr. Polizzi, Mr. Jacobs, Mr. Preusch, Mr. Bakal,  
Mr. Virgona

**PUBLIC HEARING**

1. Application of **PSI Atlantic USR NJ LLC (Premier Self Storage)**  
**100 Route 17 North – Block 1304 – Lot 7.01**  
(Major Preliminary & Final Site Plan w Use Variance and Bulk Variances: Side Yard  
Buffer, rear Yard Buffer, Building Height, Building Coverage, Retaining Wall Height,  
Front Yard Setback, Traffic Aisle Location /*3 Story Self Storage Facility/Sales Office*)

Mr. Madaio counseled the record is to reflect Board Member Robert Jacobs has been recused due to a conflict of interest and; Governing Body Members DeFuccio and Rotella must recuse due to the applicant's request for a (d) variance.

Mr. Virgona confirmed a certified Court Reporter, Michele Quick present on behalf of the applicant will be providing a written transcript of the proceedings.

Mr. Madaio reviewed the DCA Guidelines regarding land use hearings during the COVID-19 pandemic. James Jaworski Esq, representing the Applicant, and Bruce Rosenberg Esq. representing the Objector were both amenable to the virtual meeting and ready to move forward with the Public Hearing.

Mr. Madaio advised it is the Board's decision to proceed with the virtual meeting given the nature of the application, degree of interest and the objectors represented by counsel. Mr. Virgona requested the Board to be polled if they were in agreement to proceed with the Application.

**Roll Call**

**Ayes:** 6 Mr. Polizzi, Mr. Preusch, Mr. Bakal, Mr. Richardi, Ms. Schaum, Mr. Virgona

Mr. Madaio and Mr. Virgona set the ground rules to proceed with the Public Hearing.

James Jaworski Esq, introduced the application and provided an overview of the proposed plan to develop the existing vacant lot with a self-storage facility on the property fronting Route 17 North located partially in the H-1R Highway Retail Commercial Zone and in the rear, partially in the R-1 Zone. The proposed use is not permitted in the R-1 Residential Zone and requires a Use Variance.

Mr. Jaworski stated development of the property is restricted due to the 1977 Ten Cees Agreement limiting the sewerage capacity into the Ramsey infrastructure. The property had been approved for a car dealership that was never built.

Mr. Jaworski briefly reviewed the additional variances requested for minimum lot frontage, minimum side and rear buffer, maximum building height, maximum improved coverage, location of traffic aisle, retaining wall height; and various design waivers circulation aisle, required loading spaces, required lighting, and location of the freestanding sign.

The following Exhibits were submitted and identified: **A-1**: Bergen County Planning Board Sit Plan Exemption dated January 22, 2020; **A-2**: Bergen County Soil Conservation District Approval dated February 13, 2020; **A-3**: Preliminary and Final Site Plan prepared by L2A Land Use Design dated October 1, 2020; **A-4**: Colored Rendering of Site Plan Sheet C-03 dated October 1, 2020; **A-5**: Architectural Plans prepared by Michael Parker Studios, dated April 15, 2020; **PB-1**: Police Chief Rotella Memorandum dated June 3, 2020; **PB-2**: Boswell Review Letter dated April 14, 2020.

Discussion followed regarding additional Exhibits that were not received.

Peter Williams principal PSI Atlantic, duly sworn by Mr. Madaio, testified to his experience in the industry, marketing analysis, identifying Upper Saddle River as a market being under served and reviewed other locations of PSI Atlantic storage facilities Mr. Williams testified the application meets the needs of the citizens, specifying the days of operation: (7) days per week; business hours: 6am – 10 pm; number of employees: (2) full time at site, (1) part time.

Mr. Williams testified the 7-8 parking spaces proposed in the front is adequate with no need to build the additional future spaces provided for on the Plan. Mr. Williams testified customers come into the space, unload or load and leave, all spaces are never used at once. Regarding the residential properties located to the rear of the site that would be impacted by rear parking spaces, Mr. Williams testified there is a zero possibility that they would be built.

Mr. Williams testified customers enter the site via a coded access gate, proceed to the loading area, load or unload and then leave through the secure gate.

Mr. Williams compared the existing North Vale NJ operation to that proposed in Upper Saddle River. Mr. Williams testified the facilities provide 750-800 storage units and anticipate they will fill up within (3) years to reach 90% occupancy. Approximately (64) cars per day will traffic the site, averaging (4) visits per month per unit. The lease restricts the storage use; leases are month to month, a dumpster or trash bin is not available for public use - what is brought in is taken out.

Mr. Williams described those outside units having roll up doors and considered premium units. The average price of a 10'x10' unit is \$100.00 per month vs. competitors charging three times the price.

In response to comments from the Board, Mr. Williams testified the dumpster is only for use by the building manager for office refuse or when necessary, to clear out a unit; for large items an outside source is called. The dumpster is closed off by doors with a padlock. The manager will do everything possible to prevent someone from throwing refuse over the gate. The units are sprinklered as required. Lights are provided in the units, but not a power outlet; the hallways are lit by motion detectors to conserve energy. The hallways are equipped with security cameras, with a camera trained on the dumpster. Retail sales include boxes and packing materials, but no truck rental. The facility does not have a loading dock, but can accommodate a large 28 ft. box truck. Loading carts are stacked inside the building, not in the lot. Mr. Williams reviewed the peak business days with the largest percentage being Saturday and Sunday.

In response to additional comments from the Board, Mr. Williams testified COVID has changed business as people are looking for housing in the suburbs. Eight out of ten customers put items into storage and don't take them out until vacating the unit. Mr. Williams advised he will submit the usage data from the facilities located in Glen Rock and Northvale that are comparable to the proposed facility in Upper Saddle River.

Mr. Virgona opened the Hearing to Members of the public regarding the testimony provided by Mr. Williams. No one appeared to provide testimony.

The Board recessed at 9:05 pm and reconvened at 9:17 pm.

Roll Call was taken, all Members were present.

Mr. Virgona opened the Hearing to the Board for additional questions.

In response to a request from Mr. Rosenberg, Mr. Williams advised he will provide representative parking numbers.

Michael Dipple PE, L2A duly sworn by Mr. Madaio, confirmed he is familiar with the site and the Borough Code. Mr. Dipple testified to the existing conditions, surrounding properties, and that it is a rare site to be found in Bergen County.

Mr. Dipple reviewed the boundaries of the split zoning, adding the residential boundary is a common condition along the Route 17 corridor. Mr. Dipple reviewed the site plan, identifying the trees to be removed, zoning compliance data, and access to Route 17. NJDOT permit is under review; the numbers are less than the previously approved application for the car dealership. Mr. Dipple review the parking spaces and drive aisles, black aluminum fencing around the entire site, proposed landscaping, trash bin location in the rear corner and the banked (15) future parking area in the rear of the site that would be built if the (7) in front are not sufficient, and if ever constructed would be heavily landscaped.

In response to the Board, Mr. Dipple testified the additional rear parking spaces would be accessed with a security code or by the manager. Mr. Jaworski advised that is a remote possibility. Mr. Dipple reviewed the allocation of the (7) front parking spaces: (2) for employees; (4) spaces for customers and (1) ADA compliant space. If someone were to park in the back, the walk to the office is approximately 300 ft. The drive aisle on the left side is 35 ft wide. Discussion followed regarding if the drive aisle is wide enough should there be a different parking configuration. Mr. Jaworski advised there will be a maximum of (3) employees, but only (2) at any one given time.

In response to additional comments from the Board, Mr. Dipple testified the Plan is still under review by the DOT, but is close to getting the permit.

Mr. Dipple testified the grading of the property is higher in the rear, lower in the front, and level across the site. The quantity of soil to be moved is 3,700 cy. The height of the building measured from the lowest natural grade is 39.25 ft. requiring a height variance.

Mr. Dipple reviewed the lighting plan testifying LED fixtures will consist of light poles, wall mounted fixtures and canopy lights to provide uniform illumination levels. The rear mounted building lights provide illumination on the foundation, are set back and do not cast illumination onto the highway. (1) pole mounted light will be provided on the side closest to the Extended Stay Hotel. The rear building mounted lights project downward and not able to be seen by the residential properties.

Mr. Dipple testified the proposed landscaping will dress up the front along Route 17 and in the rear, many evergreen trees will be planted.

In response to questions from the Board, Mr. Dipple testified the turning plan is designed to maneuver around the site.

Mr. Dipple referring to Exhibit A-4 reviewed the Zoning compliance table.

In response to comments from the Board, Mr. Dipple testified there is no adverse impact to the properties located to the rear, north or south. The proposed facility is a great use for the site that fits.

Mr. Dipple testified the proposed signage is similar that was approved for the approved car dealership, but is best for the Architect to review.

In response to the Boswell review letter, Mr. Dipple testified the soil is being moved off-site, the ADA parking has been designed to comply with the requirements. The applicant agrees to a (2) year landscape guaranty.

A motion by Mr. Polizzi to open the Hearing to Members of the public seconded by Mr. Bakal. Upon no one appearing to provide comment, Mr. Virgona closed that portion of the Hearing.

Mr. Virgona opened the Hearing to the Board.

Ms. Tiberi confirmed that questions for Mr. Dipple would continue at the next meeting.

Mr. Jaworski requested the Hearing be carried to the next available meeting, Wednesday, November 18, 2020.

Discussion followed regarding additional notice of the Hearing,

Mr. Virgona announced the Public Hearing regarding this application is carried to the Planning Board ZOOM meeting Wednesday, November 18, 2020 at 7:00 pm without further noticing required.

Mr. Jaworski, Mr. Lamb and Mr. Rosenberg had no objection.

**ADJOURNMENT**

A motion to adjourn by Mr. Preusch seconded by Mr. Polizzi was unanimously approved by all Members present. Meeting adjourned at 10:28 pm.

Respectfully submitted,

Linda Marmora, Clerk