

**BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD MEETING MINUTES**

**WEDNESDAY, OCTOBER 9, 2019**

Mr. Virgona called the meeting to order at 7:09 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 January 11, 2019 at which time the date, time, place and purpose of the meeting was set forth and notice was posted on the official bulletin board in the Borough Hall.

**PLEDGE OF ALLEGIANCE**

**Present:** Mr. Virgona, Mr. Polizzi, Mayor Minichetti, Councilman DeBerardine, Mr. Donato, Mr. Richardi, Mr. Bonjuklian, Ms. DeFuccio

**Absent:** Mr. Preusch, Mr. Bakal, Mr. Jacobs, Ms. Schaum

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

**APPROVAL OF MINUTES:** **September 26, 2019**

A motion to adopt the minutes of the September 26, 2019 meeting by Mr. Polizzi seconded by Mr. Bonjuklian was unanimously approved by all Members present.

**RESOLUTION** (*Memorialization*)

1.. Application of **Jack Daniels Motors/Audi Signs** **APPROVED**  
**243 Route 17 South – Block 1301 – Lot 10**  
(Signage Square Footage: (3) Wall Mounted; (2) Free Standing)

Mr. Virgona announced the Resolution is carried to the Thursday, October 24, 2019 meeting.

**INFORMAL CONCEPTUAL REVIEW**

1. **CUBESMART**  
**110 Pleasant Avenue – Block 1301 – Lot 5**  
(Proposed Self-storage Facility)

Edward McCann Esq. representing the applicant, briefly reviewed the architectural plan submitted for a proposed development of the existing site for use as a self-storage facility prepared by Eleven18 Architecture dated October 2, 2019. Mr. McCann stated the present structure will be reduced to conform with the zoning code requirement for building coverage.

Discussion followed. In response to comments from the Board regarding height, parking, lot coverage, improvements, traffic circulation, loading and unloading locations, Mr. McCann advised the plans

submitted this evening were prepared for a conceptual hearing. The applicant will list current and proposed conditions with a more detailed plan to be filed with a formal application submittal.

## **ADJOURNMENT**

A motion to adjourn the Informal Conceptual Review by Mr. Bonjuklian seconded by Mr. Richardi was unanimously approved by all Members present at 7:21 p.m.

## **PUBLIC HEARING**

The Board reconvened from Council Chambers at 7:26 p.m.

Mr. Madaio counseled the record is to reflect Mayor Minichetti and Councilman DeBerardine have stepped down from the dais as they are not qualified being the application includes a d variance.

1. Application of **Porven Real Estate, Inc. (Porcelanosa)**  
**600 Route 17 North – Block 5102 – Lot 1 (Borough of Ramsey)**  
**Block 1002 – Lot 4.01**

(Amended Site Plan Approval; Variances Design Waivers; Soil Movement; Related Approvals/*Addition/Parking Modifications/Signage/Lighting*)

James Jaworski Esq, representing the applicant, advised the applicant is requesting to amend the prior Board approvals obtained by Resolution in 2017. Mr. Jaworski explained the previous application proposed a reconfiguration of the movement in the warehouse as well as some additional office space. Due changes in operations, the applicant is now proposing to expand the warehouse by constructing a (1) story 31,759 sf addition to the rear of the existing structure; 5,712 sf. of office will also be created by utilizing the internal mezzanine space above the warehouse. What is proposed is substantially less than what was approved in 2017. The is no expansion to the retail use and no immediate plans to hire new employees.

The following Exhibits were submitted and identified: **A-1** : *Bergen County Planning Board Approval dated September 13 2019*; **A-2**: *Bergen County Soil Conservation District Approval dated September 18, 2019*; **A-3**: *Site Plan prepared by Lapatka Associates, dated March 1, 2017 last revised to July 29, 2019*; **A-4**: *11 x 17 Colored rendering of Site Plan prepared by Lapatka Associates*; **A-5**: *Color rendering of Full Site Plan prepared by Lapatka Associates*.

Daniel Lamothe PE, Lapatka Engineering, duly sworn by Mr. Madaio, testified to having designed the original building, 2017 Amended Site Plan, 2019 Amended Site Plan and the Porcelanosa Building located in Paramus. Mr. Lamothe testified to the existing conditions and proposed amendments: The 9,085 sf of retail space remains the same; 5,700 sf additional office space is created by adding a mezzanine above the warehouse space; the proposed 37,471 sf addition to the warehouse is a reduction from the 2017 proposed addition of 51,271 sf. The existing triangular office spaces have been eliminated, the (6) parking spaces are retained. The existing (4) loading docks on north side will be relocated with (6) loading docks on the south side. Small modifications to the lighting and landscape are proposed, but almost identical to what was previously approved in 2017. No design changes are proposed for the existing detention basin.

Mr. Lamothe reviewed the proposed variances associated with the application. 150 ft. Minimum Lot Frontage required vs 0 proposed; 10 ft and 5 ft. front, side/rear yard buffers required vs 0 ft. proposed; 35 ft. side yard setbacks required to residential zone vs 2 ft. proposed; 10 % Minimum office area in a building vs 9.8% proposed; 50 ft. Front yard Setback required vs 2.6 ft. proposed to the cul-de-sac easement line (88 ft. proposed with inclusion of Ramsey); 10 ft. Minimum Side Yard Setback required vs 2 ft. proposed; 200 sf Minimum Parking Stall size vs 162 sf existing and proposed; 40 % Maximum Building Coverage vs 56% proposed (42% proposed with Ramsey included); 235 Maximum Parking Spaces required vs 172 proposed with Ramsey included; 36 ft. Building Height required vs 46 ft. permitted via 2004 variance; Soil Movement Approval on Lots 4.01 and 4.02.

In response to comments from the Board, Mr. Lamothe testified there are no changes to the rear retaining wall; the south end grade changes in the current loading area will match the floor; the buffer plantings have not changed; access to the back of the Affordable Housing provides a maintenance area for the storm drains; the driveway as drawn will be constructed in a recorded easement for emergency access. The loading space in the rear of the building extends 60 ft. The trash compact area is contained within the building.

With no further comments from the Board, a motion by Mr. Polizzi seconded by Mr. Richardi to open the Hearing to Members of the public.

*Roger DeBerardine, 49 Clover Lane* questioned how many variances were approved in 2017 and how many are requested with this application. Mr. Lamothe responded eleven (11) the same number as in 2107, but they are being modified.

*Mr. DeBerardine* questioned the building coverage anticipated with this application. Mr. Lamothe responded the coverage in Upper Saddle River has been reduced, the coverage for the entire property including the easement would be below 42%.

*Mr. DeBerardine* questioned the number of residential homes within 200 ft. Mr. Lamothe responded approximately 6, most being located behind the Affordable Housing Development.

Mr. Madaio advised this is an amended site plan application. If denied, the applicant could build the previously approved 2017 application, which is larger.

Members were concerned the (3) additional loading docks located nearby adjoining residents.

*Joseph Cadillac, 60 Brookside Drive* asked Mr. Lamothe to address landscaping. Mr. Lamothe testified the applicant is still proposing the approved 2017 landscape buffer, but is not illustrated on the amended Plan. The retaining walls, and drainage pits have not changed.

With no further comments from the public Mr. Virgona closed that portion of the Hearing.

A Board Member questioned if the 2017 Fire Department approval remains valid and can it be a condition of approval regarding the revised 2019 amended Plan.

Board Members discussed the proposed 178 proposed parking spaces and asked if the applicant would consider eliminating the triangle parking area. In response, Mr. Lamothe testified part of the challenge is that the retaining wall has already been constructed. Discussion followed.

Board Members suggested leaving the planted area, remove the parking above the wall and add a secondary buffer.

Discussion ensued regarding the addition of more plantings above the wall, eliminating some of the parking spaces and providing more landscaping to solve the issue of those properties adjacent to the AH-2 Zone.

Mr. Jaworski advised the applicant will look into eliminating spaces and enhancing the buffer.

The Board recessed at 8:48 pm and reconvened at 8:53 pm.

Mr. Jaworski advised the applicant has proposed as a condition of approval, a design in the southeast corner of the property resulting in the loss of 5-8 parking spaces to be replaced with green space and plantings. The new proposed number of parking spaces is 170; (8) less than originally proposed.

Robert Krieger, Architect duly sworn by Mr. Madaio, testified to the nature of the proposed site plan and why it has been amended. Mr. Krieger testified the elevations will change on the east and south end of the building. The west elevation facing Route 17 will not change, the addition will be the same as today in height but extends out 60 ft. turning the corner. The west elevation has a slight change due to the warehouse component and will match the existing façade. The loading docks are set up to have all the activity conducted inside the building. The trailers will back up, the material off-loaded and brought into the building. Two (2) drive-up ramps have been created that back up to the doors to permit space for unloading and backing out.

The relocated compactor is now located in the southeast corner. Mr. Krieger testified the northwest corner of the building remains the same as existing today: Materials are ceramic tile and a metal pane. The new warehouse addition will feature a matching pre-cast panel. The view remains unchanged as seen traveling south on Route 17.

ADA issues are compliant with all applicable codes now and going forward.

The height at the front of the building at 36 ft. is the same as approved in 2004 and in 2017. Technical issues are due to the height being calculated from the lowest existing grade. The height continues and conforms to what was approved in 2004 and 20017.

An additional canopy will be added as shown in the rendering.

A motion to open the Hearing to Members of the public by Mr. Polizzi seconded by Mr. Richardi.

*Ms. Tonuzi, 44 Pine Hill Drive*, asked if it were possible to have more plantings. In response, Mr. Lamothe said it was not possible due the narrow strip of space.

Mr. Madaio advised the planting buffers are the same as approved in 2017.

*Joseph. Cadillac, 60 Brookside Drive*, recommended the applicant provide an additional buffer to mitigate the sound from the loading dock. Mr. Jaworski stated the applicant will look into it.

Mr. Jaworski advised the applicant does have a Planner present, but it was agreed their testimony was not necessary.

A motion to open the Hearing to Members of the public for comments regarding this application by Mr. Richardi seconded by Mr. Polizzi.

No one appeared to provide comment.

Mr. Jaworski stated the applicant is requesting approval to expand the warehouse use of the property by constructing an addition of 31, 800 sf to the rear of the building and an internal expansion of 5,172 sf to be utilized as office space. The total expansion is approximately 37, 500 sf. The applicant is responsive to the concerns discussed and agreed to work with Boswell Engineering. The application is an easy amendment to an approved site plan and requested the Board's approval.

A motion by Mr. Polizzi seconded by Mr. Richardi to approve the application conditioned upon Fire Department approval of the 2019 Amended Site Plan; the applicant working with Bowell Engineering to address all concerns including parking deviations, additional buffering and landscaping.

**Roll Call**

**Ayes: (6) Mr. Polizzi, Mr. Richardi, Mr. Donato, Mr. Bonjuklian, Ms. DeFuccio, Mr. Virgona**

**ADJOURNMENT**

A motion to adjourn by Mr. Polizzi seconded by Mr. Richardi was unanimously approved by all Members present. Meeting adjourned at 9:25 p.m.

Respectfully submitted,

Linda Marmora, Clerk

