

INFORMAL CONCEPTUAL REVIEW

1. Premier Storage Investors, LLC **100 Route 17 North – Block 1304 – Lot 7.01** (Proposed Self-Storage Facility)

James Jaworski Esq., representing the applicant provided a brief overview of the proposed plan to develop a self-storage facility on the property located in the H-1R Highway Retail and Commercial Zone in the front and in the R-1 Zone at the rear.

Mr. Jaworski referring to a colorized conceptual sketch, reviewed proposed parking allocations, overhangs, traffic circulation and proximity to adjacent properties.

Michael Dippel PE, L2A Land Design, described the proposed (3) story building and reviewed variances associated with the application for lot coverage, overhangs and retaining wall height. Mr. Dippel reviewed the driveway configuration, traffic lanes and emergency access lanes.

Jesse Morgan, Premier Storage Investors, advised the proposed facility would provide between 700 – 800 individual units with the largest size being 400 sf and the smallest 25 sf. The units would be 100% climate controlled.

Board Members provided comments regarding signage, lot configuration, parking, security, storage units accessed from the outside, canopies, driveway access, loading docks and size of trucks entering the site.

Mr. Dippel advised the engineering for the proposed project is to be planned for both the interior and exterior.

In response to comments regarding aesthetic design, Mr. Jaworski advised to get a better prospective of the proposed development, the facility located in Northvale would be completed in approximately (1) month.

A motion by Mr. Polizzi seconded by Mr. Donato to open the meeting to Members of the public regarding the Informal Conceptual Review. No one appeared to provide comment.

PUBLIC COMMENT

A motion by Mr. Donato seconded by Mr. Polizzi to open the Meeting to the public for general comments.

Erin M, 62 Burnwood Lane, Upper Saddle River inquired about the application process and the roles of Board Members. In response, Mr. Virgona reviewed the four different classes of Members serving on the Board and explained the application process this evening was a work session for the Board to provide general comments to the applicant prior to their submitting a formal application for approval.

Erin M. advised she was a student at Ramapo College and given the assignment to attend a public meeting and observe the group dynamics of a municipal board.

ADJOURNMENT

A motion to adjourn by Mr. Polizzi seconded by Councilman DeBerardine was unanimously approved by all Members present. Meeting adjourned at 7:36 p.m.

Respectfully submitted,

Linda Marmora, Clerk