



October 13, 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 through October 1, 2020.
- Cover letter dated October 1, 2020, prepared by Wells, Jaworski & Leibman, LLP.
- Stormwater Management Report dated through October 1, 2020, prepared by L2A Land Design, LLC.
- Stormwater Management Maintenance Manual dated through October 1, 2020, prepared by L2A Land Design, LLC.

All documents were received via email October 1, 2020.

Based on our review of the above referenced documents and our prior reviews of April 14, 2020 and May 28, 2020, 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 remains in 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.
 - Construction of a 3 story, 33,993 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 5.65 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 6 foot high black decorative fence along the front yard areas tying into the front building corners.
- Keypad access.
- Drainage improvements have been modified and now proposed is a rear yard detention basin and ultimate discharge connection into the bypass system within Lot 6 Right-of-Way and existing storm inlet and storm water system within NJ State Highway Route 17.
- 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 updated and outlined within Sheet C-03. Our office concurs with this listing for variances inclusive of the building height.

The maximum roof ridge elevation remains provided at 323.75. The maximum permissible roof ridge calculates at elevation 320.50. This is based on the lowest existing grade of 284.50 as interpolated at the west front corner of the building. This requires a 3.25 foot height variance. We add/offer the following:

H1-R Zone

- Section 150-16, for the wall, considered as a structure, within the 10 foot minimum building setback.
- Section 150-39 “Mini Warehouses” not permitted in any zone.

The Applicant shall be prepared to testify regarding each variance requested and support for each variance request.

Site Plans

6. The Applicant shall be prepared to testify and summarize to the Board the use breakdown of the proposed entire facility and associated required parking.
7. 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.
8. 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.

9. The traffic related initial comments have been reviewed by our traffic expert. The applicant has satisfactorily addressed all initial comments.
10. The applicant shall support the proposed design of the entrance access and exit access curves having zero separation and large truck tire overlap.
11. 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.
12. The total excavation and fill for this application have been provided at 3,679 cubic yards and zero cubic yards respectively. The proposed grading indicates approximately 6 foot of fill along a portion of the north side. The soil movement plan initially provided indicates a summary table of zero fill. Please provide the total estimated fill quantity in cubic yards for the site's development.

The excess soil shall be trucked offsite.

The Applicant has provided an estimated 368 truck loads of soil export. The travel route will need to be coordinated with the Borough Police Department.

13. 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.

14. The maximum roof ridge is provided at elevation 323.75. The maximum permissible roof ridge calculates at elevation 320.50. This is based on the lowest existing grade of 284.50 as interpolated at the west front corner of the building. This is not compliant and requires a variance of 3.25 feet.
15. The sanitary allocation for this parcel and sanitary flow projections for this facility have been provided on the plans. This shall be summarized in testimony.
16. The overall drainage design has been revised. The Drainage Report has been accordingly revised as well. The revised design is under continued review by our Hydrology Department. Comments will be forwarded under separate cover. Any Board approval is respectfully requested to be conditioned upon drainage approval.
17. The Applicant shall summarize the proposed lighting for the entire development.
18. 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. Spillage onto adjacent properties is proposed and a waiver is requested.

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

19. Mapping of existing trees, 12 inches in diameter and larger has been provided on the plans, Sheet C-02. All tree removal is identified. Eighteen (18) trees are noted for removal with thirteen (13) trees at 12 inches or larger. A Tree Removal Permit is required. All tree removal and replacement shall be approved by the Shade Tree Commission.
20. The applicant shall summarize the landscaping improvements in testimony.
21. Landscaping improvements are recommended to be ensured with a Performance Bond.
22. All plantings are recommended to have a two-year guarantee for replacement of any dead or declining plants.
23. The Applicant shall testify regarding all identification signage, addressing compliance and the variance request.

24. Architectural Plans have been submitted. The plans must be signed and sealed by a New Jersey licensed Architect. The applicant indicated the licensure with New Jersey is pending. Please provide confirmation New Jersey licensure has been obtained.
25. The Architect shall be prepared to summarize the proposed layout and use of the building.
26. The Applicant shall be prepared to testify regarding the days and hours of operation, number of employees, trash disposal pick up, controlled access, etc.
27. The Applicant is recommended to provide exhibits addressing the screening of this storage facility from the adjoining residential community.
28. A listing of all required outside agency approvals has been provided on the plans, Sheet C-03. The status of each shall be addressed in testimony.
38. This application is recommended to be reviewed by the Fire Official and Police Department, if not done so to date.

Any 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

201013ajfL1.doc

