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July 6, 2020

Ms. Valerie Nicolosi
Planning Board
Borough of Tenafly
100 Riveredge Road
Tenafly, NJ 07670

Re: Site Plan – William Warren Group
Storquest Self Storage
22 Jersey Avenue
Block 1305 – Lot 5
Tenafly, NJ

Dear Ms. Nicolosi:

I have reviewed the following:

- a. Site Plan entitled “Storquest, 22 Jersey Avenue, Block No. 1305, Lot No. 5, Borough of Tenafly”, prepared by Langan Engineering, dated May 15, 2020, containing 12 pages.
- b. Plan entitled “ALTA/NSPS Land Title Survey, Storquest, 22 Jersey Avenue, Block No. 1305, Lot No. 5, Borough of Tenafly”, prepared by Langan Engineering, dated February 20, 2020, containing 1 page.
- c. Plan entitled “Storquest Self Storage, 22 Jersey Ave, Tenafly, NJ”, prepared by Perry M. Petrillo Architects, dated May 15, 2020, containing 6 pages.
- d. Stormwater Management Summary Memorandum, prepared by Langan Engineering, dated May 15, 2020.
- e. Site Plan application dated May 28, 2020.
- f. Site Plan checklist

My review finds the application **complete**. My comments are as follows:

1. The applicant is seeking Preliminary and Final Site Plan approval to redevelop the site with a 4-story self storage building and associated parking.
2. The property is located on the easterly side of Jersey Avenue between Piermont Road and North Summit Street. The site is located in the SR/B Senior Residence/Business Zone District.
3. The property is Lot 5 in Block 1305. The lot is rectangular (250’ wide x 100’ deep). The lot area is 25,000 S.F.

4. The existing property contains a masonry building with parking areas. All of the existing site improvements are to be removed.
5. The applicant is proposing the following:
 - 4-story self storage building, having a building coverage of 22,765 s.f. or 91.1% of the site.
 - 9 covered parking spaces which includes one ADA parking space.
 - 2 covered loading spaces.
 - New curbing and sidewalk across the property frontage on Jersey Avenue.
 - New landscaping along the north and south face of the building. 3 street trees along the northerly end of the building.
 - Extension of the water line into Jersey Avenue to provide fire suppression in the building.
6. The following variances have been identified:
 - a. Minimum Lot Area (Schedule B)
30,000 s.f. required
25,000 s.f. existing
 - b. Front Yard Setback (Schedule B)
25' required
4.5' proposed
 - c. Rear Yard Setback (Schedule B)
25' required
0.5' proposed
 - d. Side Yard Setback (Schedule B)
15' required
0.5' proposed to north property line
1.5' proposed to south property line
 - e. Maximum Building Coverage (Schedule B)
40% maximum
91.1% proposed
 - f. Maximum Impervious Coverage (Schedule B)
70% Maximum
94% proposed
 - g. Maximum Height (Schedule B)
40' maximum
43.77' proposed (9.4% over)
 - h. Maximum Number of Stories (Schedule B)
3 Maximum
4 proposed

- i. Parking in Front Yard (35-802.22.a & 35-804.4.a.2)
 None permitted
 One space proposed
- j. Minimum Landscape Buffer (35-802.22.b.)
 10' to property lines
 0' provided
- k. Minimum Number of Parking Spaces (Schedule C)
 82 required
 9 provided
- l. Maximum Sign Area (14-1.12.C.1.e.)
 32 s.f maximum
 100 s.f. proposed

7. The bulk requirements of the SR/B zone is as follows:

	Required	Existing	Proposed
Minimum Lot Area	30,000 SF	25,000 SF (E)	25,000 SF (E)
Lot Width @ Street	100 ft	250'	250'
Lot Width @ Setback	150 ft	250'	250'
Minimum Front Yard	25 ft	32.0'	4.5' (V)
Minimum Rear Yard	25 ft	4.5'	0.5' (V)
Minimum Side Yard	15 ft	74.5'/75.4'	0.5'/1.5' (V)
Max Building Coverage	40%	25.2%	91.1% (V)
Max Impervious Coverage	70%	92.4% (E)	94% (V)
Maximum Building Height	3 st/40'	2 st/13.7'	4 st/43.77' (V)

(E) Indicates a pre-existing non-conforming condition

(V) Variance required

8. The parking demand for the proposed self storage use is as follows:
 Gross Floor Area: 81,605 s.f. / 1000 s.f./ space = 82 spaces required
 Spaces provided = 9 spaces

9. Testimony must be provided for:

- a. Number of employees
- b. Traffic generation
- c. Parking demand
- d. Types of trucks and frequency
- e. Trash collection

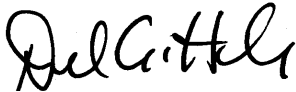
10. Trucks accessing the loading docks must back into the loading bays from Jersey Avenue. It appears the driveway opening to the loading bays needs to be widened to accommodate single unit trucks.

11. The proposed building is 4-stories and 43.77' high. The maximum permitted building is 3-stories/40' high. A parapet is proposed with a maximum height of 44.85' which is conforming.
12. The location of AC condensing equipment must be provided. If the equipment is to be roof mounted it must be screened.
13. New curbing and sidewalk is to be provided across the entire property frontage on Jersey Avenue.
14. The Jersey Avenue pavement must be reconstructed with full depth pavement 3' from the curb face for the entire property frontage.
15. The Jersey Avenue roadway must be milled and paved from curb to curb for the entire property frontage due to the proposed utility trenches in the roadway.
16. The proposed electric/telephone/cable must be provided by underground service from the opposite side of Jersey Avenue.
17. The sanitary sewer lateral is proposed as a 4" lateral. The minimum slope must be 2%. A cleanout must be provided behind the right-of-way line. The lateral must be extended to the building.
18. The existing sanitary sewer lateral to the site must be located and properly abandoned.
19. The existing drainage inlet is located in the proposed driveway. A new inlet must be provided north of the driveway opening. A new manhole must be provided in the street and connect to the inlet with a new 12" RCP the existing inlet must be removed.
20. Seepage pits must be provided to collect the roof runoff from the building prior to entering the drainage system. The seepage pits should be sized to control the increased runoff from the new impervious area.
21. The proposed curbing and sidewalk must be designed to meet the existing driveway at the northerly property line.
22. Trash facilities are not provided. How is the trash to be handled?
23. A Tenafly Soil Moving Application must be submitted. Testimony must be provided on the proposed soil movement for the construction of the project.
24. Dimension the setback from the building to the street line on the Site Plan.
25. Dimension the southerly side yard setback from the building overhang on the Site Plan.
26. Change the Zoning Table from "Rear Yard Coverage" to "Impervious Coverage" and provide the calculation for the Imperious Coverage.

27. Check the parking calculation in the Zoning Table. It appears the GFA of the building is 81,605 SF.
28. Eliminate the reference in the Zoning Table for the loading area separation to the building entry. The section does not apply to the proposal.
29. The following approvals are required:
 - a. Bergen County Planning Board (exemption)
 - b. Bergen County Soil Conservation District
 - c. Tenafly Soil Moving

Very truly yours,

SCHWANNEWEDE/HALS ENGINEERING
Professional Engineers and Land Surveyors



David A. Hals, P.E., L.S., P.P. & C.M.E.
Planning Board Engineer