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October 30, 2020

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

Re: Site Plan – Storquest Self Storage - William Warren Group
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, revised Oct 20, 2020, containing 13 pages.
- b. Plan entitled “Storquest Self Storage, 22 Jersey Ave, Tenafly, NJ”, prepared by Perry M. Petrillo Architects, dated September 28, 2020, Sheet A200 dated October 20, 2020, containing 6 pages.
- c. Stormwater Management Summary Memorandum, prepared by Langan Engineering, dated October 20, 2020.
- d. Traffic & Parking Assessment Report, prepared by Stonefield Engineering, dated September 30, 2020, revised October 21, 2020.
- e. Colored building rendering, undated.
- f. Tenafly Soil Moving Application dated July 8, 2020.
- g. Site Plan application dated May 28, 2020.
- h. 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 21,883 s.f. or 87.5% 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 street and south face of the building. 13 trees along the street face and 14 along the south face 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 & Chapter 35-802.12.a.)
27.5' required; 2' proposed
 - c. Rear Yard Setback (Schedule B)
25' required; 3' proposed
 - d. Side Yard Setback (Schedule B)
15' required; 3' proposed to north property line;
10' proposed to south property line
 - e. Maximum Building Coverage (Schedule B)
40% maximum; 87.5% proposed
 - f. Maximum Impervious Coverage (Schedule B)
70% Maximum; 89.2% proposed
 - g. Maximum Height (Schedule B)
40' maximum; 43.44' proposed (8.6% over)
 - h. Maximum Number of Stories (Schedule B)
3 Maximum; 4 proposed
 - i. Minimum Landscape Buffer (35-802.22.b.)
10' to property lines; 0' provided
 - j. Minimum Number of Parking Spaces (Schedule C)
78 required; 9 provided
 - k. Minimum Driveway Separation (Chapter 35-804.4.a.2)
75' minimum; 60' proposed
 - l. Number of Signs (14-1.12c.1)
1 permitted; 2 proposed
 - m. Maximum Sign Area (14-1.12.c.1.c.)
24 s.f. maximum; 100 s.f. westerly sign; 76.5 s.f. southerly sign
 - n. Maximum Sign Height (14-1.12.c.1.c.)
2' maximum; 4.5' southerly sign; 5.0' westerly sign
 - o. Combined Area of All Signs (14-1.12.c.1.e.)
32 s.f. maximum; 176.5 s.f. proposed
 - p. Maximum Letter Height (14-1.12.c.1.f.)
10" letters/ 16" logo maximum; 36" letters/ 48" logo 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	27.5 ft	32.0'	2' (V)
Minimum Rear Yard	25 ft	4.5'	0.5' (V)
Minimum Side Yard	15 ft	74.5'/75.4'	3'/10' (V)
Max Building Coverage	40%	25.2%	87.5% (V)
Max Impervious Coverage	70%	92.4% (E)	89.2% (V)
Maximum Building Height	3 st/40'	2 st/13.7'	4 st/43.71' (V)

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

(V) Variance required

8. Jersey Avenue has a right-of-way width of 45'. Chapter 35-802.12.a. requires the front yard to be increased by 1/2 the difference between the width of the street and 50'. The required front yard setback from Jersey Avenue is 27.5'.

9. The parking demand for the proposed self storage use is as follows:

Gross Floor Area: 77,564 s.f. / 1000 s.f./ space = 78 spaces required

Spaces provided = 9 spaces

10. Testimony must be provided for:

- a. Number of employees
- b. Traffic generation
- c. Parking demand
- d. Types of trucks and frequency
- e. Trash collection and removal
- f. Proposed soil movement. (anticipated number of trucks, compliance with Chapter 28-12.)

11. Trucks accessing the loading docks must back into the loading bays from Jersey Avenue.

12. The proposed building is 4-stories and 43.44' high. The maximum permitted building is 3-stories/40' high. A parapet is proposed with a maximum height of 44.52'.

13. The location of AC condensing equipment must be provided. If the equipment is to be roof mounted it must be screened.

14. New curbing and sidewalk is to be provided across the entire property frontage on Jersey Avenue.

15. The proposed curbing and sidewalk must be designed to meet the existing driveway at the northerly property line.

16. The Jersey Avenue pavement must be reconstructed with full depth pavement 3' from the curb face for the entire property frontage.
17. The Jersey Avenue roadway is to be milled and paved from curb to curb for the entire property frontage.
18. The proposed electric/telephone/cable must be provided by underground service from the opposite site of Jersey Avenue.
19. The stormwater from the building roof is to be piped to an underground seepage system under the covered parking area. The proposed project will reduce the impervious coverage of the property by 800 s.f. The proposed drainage improvements along with the reduction of impervious coverage will insure that the proposed project will not impact to the existing municipal drainage system.
20. Trash facilities are located in the building. Testimony must be provided on how the trash removal will be handled.
21. 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