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March 9, 2021

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 – Sheet CS101 entitled “Storquest, 22 Jersey Avenue, Block No. 1305, Lot No. 5, Borough of Tenafly”, prepared by Langan Engineering, dated May 15, 2020, last revised February 25, 2021.
- b. Architectural plan – Sheets A100 & A200 entitled “Storquest Self Storage, 22 Jersey Ave, Tenafly, NJ”, prepared by Perry M. Petrillo Architects, dated September 28, 2020, last revised February 25, 2021.
- c. Plan entitled “Sight Distance Exhibit, Storquest Proposed Self-Storage, 22 Jersey Avenue, Tenafly”, prepared by Stonefield Engineering, dated February 22, 2021, containing two pages.
- d. Plan entitled “Vehicle Turning Exhibits, Storquest Proposed Self-Storage, 22 Jersey Avenue, Tenafly”, prepared by Stonefield Engineering, dated February 24, 2021, containing four pages.

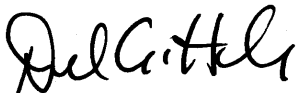
The plans have been revised as follows:

- The sidewalk proposed along the property frontage on Jersey Avenue has been eliminated.
 - The handicapped parking space and adjoining access aisle have changed positions. The parking space is now located further from Jersey Avenue.
 - Sight distance and vehicle turning movement exhibits have been provided.
1. The proposed sidewalk along the property frontage has been eliminated. Jersey Avenue does not have sidewalks and the proposed sidewalk would have been the only section of sidewalk on the street. The elimination of the sidewalk provides more green space between the street and the front of the building.

2. The change in the handicapped parking space configuration improves the vehicle access to the space. The access to the space from both driveways and the sight lines for a vehicle backing out of the space is improved with the change
3. The sight distance exhibit shows that there are adequate sight lines from the both exiting driveway movements.
4. The vehicle turning exhibit shows the proposed parking spaces can be accessed by passenger vehicles from either driveway.
5. The vehicle turning exhibit shows the tuning movement for trucks accessing the two loading spaces. In order to access the spaces trucks must stop in the street and back into the loading spaces. Jersey Avenue has on-street parking and it appears from the exhibit that the on-street parking restricts the truck movements into and out of the spaces as currently proposed. Modifications must be made to improve the truck turning movements.

Very truly yours,

SCHWANEWEDE/HALS ENGINEERING
Professional Engineers and Land Surveyors



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