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MEMORANDUM

To: *Chairman and Members of the
West Orange Zoning Board*

From: *John J. Hess, PE, PP, CME
Zoning Board Engineer*

Date: *September 21, 2021*

Re: *Application No. ZB-20-16
PS Atlantic Coast, LLC
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #3
Proposed Storage Facility
424 Eagle Rock Avenue
Block 111, Lot 1.08
Our File: VWRZ0111.02*

CC: *Paul Grygiel, AICP, PP - Township Planning Director
Leonard Lepore, PE - Township Engineer
Alice Beirne, Esq. - Zoning Board Attorney
PS Atlantic Coast, LLC - Applicant
Lisa A. John-Basta, Esq. - Applicant's Attorney
Matthew J. Neuls, PE - Applicant's Engineer
Lorelei Mewhirter, RA - Applicant's Architect
Mark A. Vizzini, LLA - Applicant's Landscape Architect
Charles Heydt, PP - Applicant's Planner
Greg S. Gloor, PLS - Applicant's Surveyor*

Our office has received for review the following documents which were submitted in support of the above referenced application for Preliminary and Final Major Site Plan approval with 'C' and 'D' Variances:

- A set of Preliminary/Final Site Plan drawings (17 sheets) prepared by Matthew J. Neuls, PE (sheets 1-8 & 12-17) and Mark A. Vizzini, LLA (sheets 9-11) with Dresdner Robin Environmental Management, Inc., of Jersey City, New Jersey and bearing a latest revision date of August 9, 2021.
- A revised Traffic Generation Report prepared by Gary W. Dean, PE, PP and Rianna Kirchhof, PE with Dolan & Dean Consulting Engineers, LLC of Somerville, New Jersey dated July 21, 2021.
- A revised Stormwater Management and Engineer's Report prepared by Matthew J. Neuls, PE and bearing a latest revision date of August 2021.
- A Stormwater Management Operation and Maintenance Manual prepared by Dresdner Robin dated August 2021.



Chairman and Members of the West Orange Township Zoning Board
Re: PS Atlantic Coast, LLC (ZB-20-26)
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #3

September 21, 2021
Our File No. VWRZ0111.02
Page 2

- A Planning & Zoning Report prepared by Charles Heydt, PP and Carolyn Worstell, PP with Dresdner Robin of Jersey City, New Jersey and bearing a latest revision date of August 25, 2021.
- A Custom Soil Resource Report dated July 1, 2021
- A Geotechnical Engineering Exploration and Analysis prepared by Darryl B. Keating and Terry L. Giles, PE with Giles Engineering Associates, Inc. of Manassas, Virginia dated October 13, 2020.
- A Geophysical Survey prepared by Forrest Environmental Services, Inc. of Oak Hill, Virginia dated February 2021.
- A fully executed copy of the Zoning Board of Adjustment Application Form.
- A revised Disclosure of Ownership for Public Storage Atlantic Coast, LLC.
- A copy of a September 10, 2021 e-mail from the Deputy Clerk, June Planas, to Lauren Tardanico, Esq. with Chiesa Shahinian & Giantomasi, PC which states that, in response to her OPRA request, the Township found no records regarding prior Planning Board or Zoning Board resolutions of approval and/or denial for Block 111, Lot 1.08..
- Copies of the following deeds relative to existing easements at the site:
 - A Deed from Gustave Moilford to The New York and New Jersey Telephone Company dated June 10, 1909 and recorded in Book 26/5-349.
 - A Deed from Dante Mauro Et Ux to James Ferrara dated March 16, 1948 and recorded in Book 73 Page 166
 - An Indenture between Eagle Rock Associates and Giovanina Ferrara, Ernest Santola and Rose Santola, and Armand Ferrara and Nancy Ferrara dated February 19, 1959 and recorded in Book 3621 Page 566.
 - A Deed between Joseph DeGuglielmo and Peter Williams and Eagle Roc C. C. dated May 31, 1977 and recorded in Book 4570, page 1001.
 - An Indenture between John J. Cali and Rudolph Daunno and Public Service Electric and Gas Company dated August 11, 1977 and recorded in Book 4573, Page 678.
 - An Indenture between Abe Kurtz and Public Service Electric and Gas Company dated August 17, 1977 and recorded in Book 4584, Page 971.
 - An Indenture between Eagle Roc C. C. and the State of New Jersey dated June 1, 1981 and recorded in Book 4719, page 329.



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Re: PS Atlantic Coast, LLC (ZB-20-26)
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #3

September 21, 2021
Our File No. VWRZ0111.02
Page 3

- A Deed between Prospect Associates and MCI Telecommunications Corporation dated October 19, 1983 and recorded in Book 4805 Page 83.
- An Easement Agreement between Eagle Rock Associates and MCI Telecommunications Corporation dated November 20, 1983 and recorded in Book 4818 Page 371.
- A Deed of Easement between MCI Telecommunications Corporation and Prospect Associates dated November 29, 1984 and recorded in Book 4853, Page 566.
- An August 26, 2021 letter from Gabrielle Gornelli, PE to our office which addresses the comments in our August 23, 2021 review letter.

In addition to the above, our office previously received the following information as part of the prior submissions for this application:

- A print of an Alta/NSPS Land Title Survey prepared by Greg S. Gloor, PLS with Dresdner Robin Environmental Management, Inc. of Fairfield, New Jersey and bearing a latest revision date of November 12, 2020.
- A set of architectural plans (7 sheets) prepared by John O'Brien, RA with O'Brien Architecture of Dallas, Texas dated March 26, 2021.
- An Environmental Impact Statement prepared by Charles Heydt, PP with Dresdner Robin of Jersey City, New Jersey dated August 6, 2021.
- A completed Application Package.
- A completed Site Plan / Subdivision Checklist.
- A completed Sustainability Checklist Form.
- A completed Application for Tree Removal and Replacement Permit, unsigned and undated.
- A Buffer Report which lists the owners of property within 200 feet of Block 111, Lot 1.08 from the Office of the West Orange Assessor dated November 19, 2020.

We have reviewed the submitted information in support of this application and offer the following comments:

A. PROJECT DESCRIPTION

The property in question is a flag shaped tract located on the southerly side of Eagle Rock Avenue approximately 310 ft east of the intersection with Prospect Avenue. It is located in the B-2 Zoning District and has an area of 2.63 acres. The site is presently occupied by a vacant 1 story building which was previously occupied by a bowling alley and a paved parking lot. In addition, a paved



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Re: PS Atlantic Coast, LLC (ZB-20-26)
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #3

September 21, 2021
Our File No. VWRZ0111.02
Page 4

parking area with 66 angled parking spaces exists on the front portion of the lot. Also, there are existing steep slope areas along the southerly and easterly sides of the site.

The Applicant is seeking Preliminary & Final Major Site Plan approval with 'C' and 'D' Variance relief to demolish the existing building and to construct a self-storage facility at the site. The self-storage facility will consist of a three (3) story building having a total floor area of 122,490 sf. The first floor of the building will include two (2) lobbies, two (2) restrooms, a janitor closet, rental office, break room, elevator machine room, riser room, electrical room and storage room while the second and third floors will include a unisex restroom on each floor. The building will contain a total of 1,059 storage units.

Access will be provided to the site via the existing full movement 2-way driveway from Eagle Rock Avenue. The Applicant proposes a total of 27 parking spaces for the self-storage facility including 2 handicap accessible spaces. An emergency access drive is proposed around the perimeter of the building. In addition, a fence is proposed around the building except for the office/visitor area at the front of the building. The Applicant also proposes to maintain the 66 parking spaces at the front of the site.

B. DESIGN COMMENTS

1. Based on our review, we find that the following items from the Township's the Site Plan / Subdivision Checklist must be addressed:
 - a) Item #23 – *List of required regulatory approvals or permits.*
 - b) Item #31 – *Contours to extend at least 200' beyond subject property.*
 - c) Item #52 – *Plans and legal documents for compliance with West Orange COAH Ordinance.*
2. The Applicant has requested the following waivers:
 - a) Item #46 – *Solid waste management plan.*
3. It states in the Geophysical Survey that bedrock is located at or near the surface at the southerly end of the site as well as under portions of the proposed building. The Applicant should address the Board regarding the amount of bedrock that will have to be removed to accommodate the proposed construction. In addition, the Applicant should address the Board regarding the method(s) that will be used to accomplish the required bedrock removal.
4. At the September 9, 2021 Zoning Board meeting, the Applicant agreed to work with the Township to provide access to Crystal Lake which is owned by the Township. The Applicant should address the Board regarding the current status of this matter.



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Re: PS Atlantic Coast, LLC (ZB-20-26)
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #3

September 21, 2021
Our File No. VWRZ0111.02
Page 5

5. At the September 9, 2021 Zoning Board meeting, the Applicant agreed to provide an electric easement to the Township from pole UP#65450 WO to the westerly property line. The plans must be revised to show this easement and the necessary easement documents must be submitted to the Board for review and approval.
6. As discussed at the September 9, 2021 Zoning Board meeting, the Applicant should address the Board regarding their plans for the parking area with 66 spaces on the front portion of the lot.
7. As discussed at the September 9, 2021 Zoning Board meeting, the Applicant should address the Board regarding their plans to either eliminate the encroachment of the front parking lot onto the adjoining property to the west or to obtain an easement to allow the existing encroachments to remain.
8. It remains for sheet C-501 to be revised to show the pipe size, pipe length, pipe slope and pipe material for the new sewer line.
9. At the January 26, 2021 Site Plan Review Advisory Board meeting, the Applicant stated that the building will be sprinklered. Therefore, sheet C-501 must be revised to show the proposed fire service line. In addition, the appropriate fire service details must be added to the plans. In his August 9, 2021 letter, Mr. Neuls states that *"We will coordinate with project architect to determine the water size required to support the sprinkler system and update the service line if necessary. We will coordinate any required changes with the Township at that time"*. In her August 26, 2021 letter, Ms. Gornelli states that *"This will be addressed under separate cover"*.
10. Sheet L-701 should be revised to show existing light levels in the parking lot closest to Eagle Rock Avenue. In his August 9, 2021 letter, Mr. Neuls states that *"Dresdner Robin will perform a night-time light level study to document the existing light level at the parking lot. The results will be added to the plan and submitted under separate cover"*. In her August 26, 2021 letter, Ms. Gornelli states that *"This will be addressed under separate cover"*.
11. Our office has reviewed the Stormwater Management System Operation and Maintenance Manual and find it to be acceptable. Section 25-29.10(b)(4) of the Ordinance stipulates that the maintenance plan and any future revisions shall be recorded upon the deed of record for each property on which the maintenance described in the maintenance plan must be undertaken. Prior to recording, the form of the deed must be approved by the Zoning Board Attorney and our office.
12. It appears the existing utility pole with cobra head light fixture located within the existing 66 stall parking lot will be situated within a proposed stall based on the re-striping plan. In her letter, Ms. Gornelli states that *"This area will be striped off and will not be a parking space"*. It remains for the plans to be revised to show the proposed striping in this area.



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Re: PS Atlantic Coast, LLC (ZB-20-26)
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #3

September 21, 2021
Our File No. VWRZ0111.02
Page 6

13. Sheet 9 of 17 indicates the existing asphalt area over the property line to the west is to be landscaped; however, sheet 6 of 17 indicates this area to be newly planted lawn. It remains for the plans to be revised to indicate the same disposition, to prevent confusion during construction.

The Applicant is hereby advised that any revised plans or other documents submitted to the Board should be accompanied by a cover letter which addresses each of the comments in this review letter and also details any other changes that have been made to the plans as these may not be readily apparent.