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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: *March 17, 2022*

Re: *Application No. ZB-20-16
PS Atlantic Coast, LLC
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #6
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
Charles P. Dietz, 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 (16 sheets) prepared by Matthew J. Neuls, PE & Gabrielle Gornelli, PE (sheets 1-7 & 11-16) and Mark A. Vizzini, LLA (sheets 8-10) with Dresdner Robin Environmental Management, Inc., of Jersey City, New Jersey and bearing a latest revision date of March 11, 2022.
- A Site Plan (Solar Roof Plan) (1 sheet) prepared by Elaine A. Huang, PE (New York) with 1st Light of Manteca, California dated mm/dd/2022.
- A Property Exhibit (1 sheet) prepared by Dresdner Robin dated March 11, 2022.
- A copy of a March 14, 2022 letter from Lisa A. John-Basta, Esq. with Chiesa Shahinian & Giantomasi, PC of West Orange, New Jersey to the West Orange Zoning Board which addresses various issues that were raised during the course of the hearings on this application



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

- A set of architectural plans (9 sheets) prepared by Charles P. Dietz, RA with The Dietz Partnership of Parsippany, New Jersey dated January 7, 2022.
- A Stormwater Management and Engineer's Report prepared by Matthew J. Neuls, PE and bearing a latest revision date of January 2022.
- A Stormwater Management System Operation and Maintenance Manual prepared by Gabrielle Gornelli, PE & Matthew J. Neuls, PE dated January 2022.
- An Environmental Impact Statement prepared by Charles Heydt, PP with Dresdner Robin of Jersey City, New Jersey and bearing a latest revision date of January 7, 2022.
- A Planning & Zoning Report prepared by Charles Heydt, PP and Carolyn Worstell, PP with Dresdner Robin and bearing a latest revision date of January 7, 2022.
- 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 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 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.
- A copy of a Deed between Highview at West Orange, LLC and the Township of West Orange dated June 27, 2001 and a Reciprocal Easement Agreement between High View at West Orange, LLC and The Offices at Crystal lake, LLC dated March 23, 2001 which



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grants the Township of West Orange a nonexclusive easement to use the common parking areas for passenger vehicle parking.

- 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.
 - 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.
- 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.



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We have reviewed the information submitted 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 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 105,741 sf. The first floor of the building will include a lobby, two (2) elevators, 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 951 storage units. In addition, it shows on the Site Plan (Solar Roof Plan) that the Applicant proposes to install a solar array consisting of 608 modules of 390 watts each on the roof of the building.

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 23 parking spaces for the self-storage facility including 2 handicap accessible spaces. A fence is proposed around the building except for the office/visitor area at the front of the building. We note that 15 of the parking spaces will be located within the fenced area while the remaining 8 parking spaces will be located outside of the fenced area. The Applicant also proposes an additional 2 parking spaces for public access to Crystal Lake outside of the fenced area. An emergency access drive is proposed around the perimeter of the building. Finally, the Applicant proposes to maintain 31 of the parking spaces at the front of the site along the easterly side of the access drive. It shows on the plans that the 35 existing parking spaces along the westerly side of the access drive at the front of the site are to be eliminated.

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:



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- a) Item #46 – *Solid waste management plan.*
3. On July 9, 2021, the State of New Jersey adopted P.L. 2021, c. 171 which took effect immediately. This law requires as a condition of preliminary site plan approval that the Applicant install at least one (1) Make-Ready parking space for the future installation of electric vehicle supply equipment if there will be 50 or fewer off-street parking spaces. Therefore, it remains that the plans must be revised to comply with P.L. 2021, c. 171.
 4. 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. It remains for the Applicant to 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.
 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 have been revised to show this easement. It remains for the necessary easement documents to be submitted to the Board for review and approval.
 6. It shows on sheet C-301 that new drive aisle, parking area and emergency access drive surrounding the self-storage building will be constructed of permeable asphalt pavement with underdrains which will connect into the drainage system.
 7. As required by Chapter 9.6 of the New Jersey Best Management Practices Manual, the following items remain to be addressed regarding the design of the permeable asphalt pavement system:
 - a) The Stormwater Management and Engineer's Report must demonstrate that the system has sufficient volume to fully contain the volume of stormwater runoff produced by the Water Quality Design Storm (WQDS) in the storage bed and without overflow.
 - b) The Stormwater Management and Engineer's Report must demonstrate that the underdrain system has adequate capacity to accommodate the anticipated flows.
 8. It shows on sheet C-501 that a 2" domestic water line and a 6" fire line are proposed to the building. However, the size of the existing water service is not shown. Therefore, the Applicant should address the Board regarding the size of the existing water service and the need to increase the size of the existing service to accommodate the proposed development. In addition, it remains for the appropriate water service details to be added to the plans.

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.