

**GLEN ROCK PLANNING BOARD**  
**Minutes of the November 5, 2015 Meeting**

The regular meeting was called to order by Chairman Robert VanLangen at 7:30 p.m.

In attendance were Mr. Knapp, Mayor van Keuren, Councilwoman Joan Orseck, Robert Tirserio, and Scott King. Ken Hrasdzira, Kenneth Kang and Tim Macdonald were absent. Also in attendance were Board Attorney, William Monaghan, Esq. and Elliot Sachs, Borough Engineer. The Secretary called the roll and read the Sunshine Statement from the Open Public Meetings Act.

The Board reviewed the minutes of the August 31, 2015 work session and September 3, 2015 regular meeting. A motion to accept the minutes was made by Mayor van Keuren, seconded by Councilwoman Orseck and passed unanimously. The Board also reviewed the minutes of the September 28, 2015 work session and October 1, 2015 regular meeting. A motion to accept the minutes was made by Mr. Knapp, seconded by Mayor van Keuren and passed unanimously.

**Old Business:**

**Block 254, Lot 16.02**  
**909 Prospect Street**  
**Applicant: 909 Glen Rock, LLC**

Memorializing resolution for preliminary subdivision approval of an existing property into five lots; one commercial lot and four residential lots.

A motion was made to approve the memorializing resolution of 909 Prospect Street, Block 254, Lot 16.02 by Councilwoman Orseck and seconded by Mayor van Keuren. The voice vote was as follows:

AYES: Mr. Knapp, Mayor van Keuren, Councilwoman Orseck, Mr. Tirserio, Mr. King,  
Mr. VanLangen  
NAYS: None

**Block 116, Lot 4**  
**201 Rock Road**  
**Applicant: 201 Rock Road LLC**

Memorializing resolution approving modification of a condition of approval - specifically, the condition that no more than 20 people are permitted to occupy the finished area of the basement level at any one time.

A motion was made to approve the memorializing resolution of 201 Rock Road, Block 116, Lot 4 by Mr. Knapp and seconded by Mr. King. The voice vote was as follows:

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AYES: Mr. Knapp, Mayor van Keuren, Councilwoman Orseck, Mr. Tirserio, Mr. King,  
Mr. VanLangen

NAYS: None

### **New Business:**

#### **Block 38.02, Lot 1**

#### **464 Broad Street**

#### **Applicant: Premier Storage Investors, Inc.**

Applicant requests preliminary and final site plan approval for a self-storage facility utilizing the existing structure.

Bruce Whittaker, Esq. noted his appearance on behalf of the applicant. Mr. Whittaker stated this is an application for a new, permitted use for an existing building on Broad Street. This property is located in the C-3 Commercial District. The applicant is proposing to keep the existing footprint of the building and to use this building for a self-storage facility. The property consists of 64,695 square feet with an existing two-story masonry building which is 40,416 square feet. The building meets the bulk requirements except for pre-existing non-conforming situations. There is a non-conforming rear yard setback which would remain the same. Additionally, the driveway entrance from the corner requires 25', which is non-existent and will remain so. The interior of the facility would be remodeled, a mezzanine installed as well as extensive renovations to the façade of the building. There will also be a modest 750 square foot office installed. Borough ordinance requires 29 spaces for this facility, which will be provided. The hours of operation will be 9-6 for the office and 6 a.m. until 10 p.m. for access to the storage facility.

Mr. Whittaker noted that the impervious coverage will be reduced and the application is variance-free.

Mr. Monaghan swore in John G. Williams, 4060 Robinwood, Memphis, TN. Mr. Williams is the principal of Premier Storage and they have entered into a contract to purchase this property. The purchase contract, under due diligence, is subject to receiving land use approval. Mr. Williams has been involved in this business since the 1980's and has worked with the team in developing this property for the use specified in the application.

Mr. Williams detailed the daily operations at a facility such as this. Mr. Williams stated the maximum number of employees present at any one time would be two; one full time and two part time employees. Their responsibilities would be to rent space, keep the place clean and orderly as well as any operational aspects. They would be the people occupying the office

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during the operational hours of 9:00 a.m. to 6:00 p.m., Monday through Saturday. People renting space would have access to the building from 6:00 a.m. until 10:00 p.m.

Mr. Williams noted that 80% of the customer base is residential base with 20% being commercial/professional storage. Mr. Williams stated that these units are 100% purely storage, there would be no manufacturing conducted on site.

The refuse area is enclosed with pick-up to be scheduled once a week. The refuse area is not available for rental use disposal.

Mr. Williams stated if the Board approves this application he is hopeful that they will occupy the building by the end of the third quarter 2016.

Mayor van Keuren asked what security provisions would be put in place due to the close proximity to the railroad tracks.

Mr. Williams replied each entrance will have a keypad so only renters would have access to the building. Most likely there will be security cameras (16) both inside and outside of the building.

Mayor van Keuren commented in addition to the visual protection described, he asked if there are provisions for other kinds of protection.

Mr. Williams replied historically, and with all their facilities, they have very little problems. They find with proper lighting and security cameras most of their protection is covered.

Mr. VanLangen asked if clients can access the building without staff being present.

Mr. Williams replied, yes, noting this is where the keypad access comes into play.

Mayor van Keuren asked where the security camera information go.

Mr. Williams replied they have a third party management company for this purpose.

Mrs. Spiller asked if the customers have a contract stating which items may not be stored at the facility.

Mr. Williams replied yes, there is a contract. Items that are not permitted include anything flammable, explosive or illegal drugs.

Mayor van Keuren asked if the current building would be modified in any way.

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Mr. Williams replied the footprint will remain the same.

Mr. Whittaker asked what the anticipation is in terms of people accessing the building on an hourly and/or daily basis.

Mr. Williams replied this is a relatively small storage facility with 47,000 square feet of rentable space where industry standard is typically 65,000 square feet. The larger facilities would have over the course of a week 10% of their units accessed or 65 units. Mr. Williams noted people often come during off peak traffic times.

Mr. King asked approximately how many units will be at this facility.

Mr. Williams replied there will be a variety of storage sizes available; anywhere from 5' x 5' to 10' x 30' and between 90 and 100 square feet /unit. Mr. Williams estimated that there would be between 470-500 units.

There were no further questions for Mr. Williams.

Mr. Monaghan swore in John Yakimik, professional engineer, Bertin Engineering, 66 Glen Avenue, Glen Rock.

Mr. Yakimik is a licensed, professional engineer with 30 years of experience. He is a certified municipal engineer, as well as a certified professional public works manager in the State of New Jersey. Mr. Yakimik also holds a Masters in Business Administration from Montclair Stated. Mr. Yakimik is a former public works manager as well as former Planning and Zoning Board member and has been qualified as an expert witness in civil engineering in numerous municipalities. The Board accepted Mr. Yakimik as an expert in civil engineering.

Mr. Yakimik explained the existing conditions on site. Exhibit A-1 is the application. Exhibit A-2 is the cover sheet and Exhibit A-3 is the demolition and erosion control plan. Mr. Yakimik jumped ahead to Exhibit A-9 which shows the existing conditions.

Mr. Yakimik stated the lot is 1.49 acres or 64,695 square feet. The footprint will remain the same as the existing building. There is a steel structure that will remain as a decorative overhang. The property lines are very tight along the rear of the property. The vacant land behind the building is owned by the railroad as an easement. The ingress and egress is a bit challenging as it is located directly at a stop light, opening up into the parking lot which is currently in a state of disrepair. There also exists a gravity wall along Ackerman Avenue ranging from ground level to 15-18'.

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The proposed changes will be the addition of a 23,000 square foot mezzanine without increasing the height or footprint of the building. The mezzanine will be within a partial area of the building. The parking lot grade will be raised and repaved. As a result, an inlet will need to be established for proper draining. To the north a portion of the paved area will be removed, creating an impervious area that will be landscaped. There will also be a landscaped area near the entrance to the parking lot.

Mr. Yakimik noted that the concerns of the Board with the egress/ingress are also being addressed. There will be warning signs which will be visible for vehicles existing the parking lots requiring them to come to a complete stop before exiting the property.

Mr. Sachs requested that the applicant have discussions with Bergen County requiring right turn only from the facility.

Mr. VanLangen questioned if it would be easier just to have no right turn on red from Ackerman Avenue onto Broad Street.

Mr. Sachs replied in his discussions with Mr. Ascolese (former Bergen County engineer) he has no problem with the location of the driveway; however requested it be a right turn only exiting the driveway.

Mayor van Keuren commented if vehicles can only turn right that is going to increase the traffic on Hamilton, where an elementary school is located.

Mr. Yakimik commented that Bertin Engineering did a traffic study for the previous owners, Glen Toyota, and offered to work with Mr. Ascolese in conjunction with the findings of this traffic report. The intensity that is being proposed, 10 vehicles, is far less than Glen Toyota would have proposed.

Mr. Whittaker added the people using this facility will become familiar with the location and will know how to access the facility.

Mr. VanLangen requested that Mr. Ascolese be asked to revisit the no right turn on red.

Mr. VanLangen asked where the existing drainage goes.

Mr. Yakimik replied the survey crew did find a pipe; however they were unable to surmise where the pipe went to. We will only know for sure once construction begins. We will go with Mr. Ascolese's recommendations once it is determined exactly what is there and where it goes.

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Mr. Yakimik noted that the roof water most definitely would need to drain into a pipe. As a condition of approval the applicant would be willing to do a percolation test just to confirm the disposal of water.

Mr. VanLanged asked currently where the water from the roof drains.

Mr. Yakimik replied some of the water is draining off of the back of the building to the easement by the tracks.

Mr. Sachs asked if the railroad company is going to have to review the plans.

Mr. Whittaker replied they have been noticed.

Mr. Whittaker noted that a letter was received from Boswell Engineering that storm water runoff was not an issue with this application as the impervious coverage is being reduced.

Mr. Tirserio asked if the lot will be used for parking as well.

Mr. Yakimik replied yes, noting that several of the spaces will be shifted. Code will be met which is 29 required spaces.

Mr. Tirserio asked what the loading dock will be used for.

Mr. Yakimik referred to Exhibit A-7 which shows a 50' long tractor accessing the loading dock, which is much larger than will ever be on site.

Mr. Yakimik noted that the lighting will comply with Mr. Ascolese's letter as well as Borough Code which does not allow light spillage. Wall pack light units will be placed over doors and entrances. Two existing pole mounted PSE&G lights will be utilized which will provide adequate security lighting for the site.

Mr. Whittaker noted that paragraphs 22, 23, 26, 31 and 33 will be accommodated from the October 27, 2015 Boswell report.

Mr. Yakimik commented the utilities will remain the same with the caveat of looking at the water suppression system to make sure it is adequate.

Mr. Whittaker presented Exhibit A-12 which is a photograph taken in early August 2015 showing the existing conditions.

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Mr. Sachs asked Mr. Yakimik to talk about the structural integrity of the retaining wall along Ackerman Avenue.

Mr. Yakimik replied, as a structural engineer for 18 years, for the most part the wall is in good condition with the exception of one panel that has rotated about 2" out of plum. This wall has been here for quite a long time. Mr. Yakimik commented he would characterize this panel as something that should be watched, possibly a six month monitoring of the wall to see if it moves any further. The remainder of the wall is in good condition. The approximate height of this panel is 6-7'.

Mr. Yakimik stated it appears the wall is directly on the right-of-way and is debatable as to who has jurisdiction over the wall ... the property owner or the rail road company.

Mr. Whittaker suggested during construction he proposes monitoring the condition of this wall.

Mayor van Keuren asked if the tree in photograph 2 will remain.

Mr. Whittaker replied that tree is actually on the railroad property so they have no plans to do anything with it.

Mr. Monaghan swore in Frank Reff, 545 East Jericho Tpke, Huntington Station, NY. Mr. Reff is a licensed New Jersey architect and has been practicing for 35 years. Mr. Reff is also licensed nationally as well as in ten different states. Mr. Reff has testified before numerous Boards and has been qualified as an expert witness in the field of architecture.

Mr. Reff referred to Exhibit A-11 which shows the architectural plans for the site. Mr. Reff stated all signage will be conforming to Borough ordinance. Overall the signage proposed will be smaller than the maximum allowed. The sign facing the intersection will have the storage name and telephone number. There will be another sign on the most southerly side of the building, approximately 2' x 4'. There will be four signs on the building. The total square footage of signage will be less than half of what is permitted.

Mr. Reff noted that the purpose of the preliminary drawing, also part of Exhibit A-11, is to establish where the loading areas would be as well as the office manager's office location.

Mr. Reff stated that access for the general public will be convenient. As a general rule in this industry, any customer should not have to travel more than 150' from the entrance to their storage unit.

There is a partial sprinkler system in the main section of the facility. Depending on water pressure it will be determined if the same system can be used or if modification is required.

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Mr. Knapp noted in the areas where there are no gates that is where the keypads would be used for entry into the building.

Mr. Reff replied that is correct, adding all of the doors would have keypads with no gates at all due to the space limitations.

Mr. King asked how units would be accessed on the mezzanine.

Mr. Reff replied there is an elevator as well as stair accessibility. The mezzanine portion is only in the main part of the building where there is 19' in height.

Mayor van Keuren asked where the snow would get plowed when we have a substantial snow fall.

Mr. Whittaker replied it would be plowed into the north lot.

Mrs. Spiller asked if the doors facing Broad Street are decorative or functional.

Mr. Reff replied they are real doors, but not operational.

Mr. Tirserio asked if vehicles could be stored at this facility.

Mr. Reff replied not at this site.

Mrs. Spiller noted that a sign variance may be required as only one sign is permitted per each face of the building.

Mr. Whittaker replied if that is the case they would seek a variance, noting that the proposed sign size is less than half of what the ordinance permits. Mr. Whittaker would request that the signage that is shown on Exhibit A-11 be permitted.

There were no further questions or comments from the Board or anyone in the audience.

A motion was made by Mayor van Keuren and seconded by Mr. Knapp to approve the preliminary and final site plan approval pending the traffic study for Premier Storage Investors, Inc., 464 Broad Street. The voice vote was as follows:

AYES: Mr. Knapp, Mayor van Keuren, Councilwoman Orseck, Mr. Tirserio, Mr. King,  
Mr. VanLangen

NAYS: None

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The application will be memorialized at next month's meeting.

**Discussion and possible recommendation to the Mayor and Council to include a Sustainable Building Practices Checklist with minor and major subdivisions or preliminary or final site plan approval.**

As there was no further business before the Board a motion to adjourn the meeting was made by Councilwoman Orseck, seconded by Mayor van Keuren and passed unanimously. The meeting adjourned at 9:15 p.m.

Respectfully submitted,

Nancy Spiller  
Board Secretary