CHRISTOPHER P. STATILE, P.A.
PROFESSIONAL ENGINEERS & PLANNERS
CONSULTING ENGINEERS

CPSTATILE@AOL.COM | 3 FIR COURT, OAKLAND, NJ 07430, (201) 337-7470, FAX: (201) 337-7599 | NEW YORK, NY

June 10, 2025

Chairwoman Meredith Kates
and Members of the Planning Board
Borough of Hillsdale
380 Hillsdale Avenue
Hillsdale, NJ 07642

Regarding: **Block 1208, Lot 1; Block 1209, Lots 2, 3 & 4, Borough of Hillsdale**
560 Piermont Avenue; 93, 95 & 97 Prospect Place
Preliminary & Final Major Site Plan Application
Applicant: Hillsdale Self Storage, LLC
Owner: Jack Ely Real Estate LLC & 560 Piermont Ave, LLC

Dear Chairwoman Kates and Members of the Board:

We are in receipt of the following documents that were submitted in connection with the above Site Plan application:

- "Preliminary & Final Site Plan for Hillsdale Self Storage, Proposed Self Storage and Vehicle Storage, Block 1208, Lot 1 & Block 1209, Lots 2, 3 & 4, 560 Piermont Avenue; 93, 95 & 97 Prospect Place, Borough of Hillsdale, Bergen County, New Jersey" prepared by Dynamic Engineering and consisting of twenty-seven (27) sheets dated April 2, 2025, unrevised.

- "Stormwater Management, Groundwater Recharge & Water Quality Analysis for Hillsdale Self Storage, Proposed Self Storage and Vehicle Storage, Block 1208, Lot 1 & Block 1209, Lots 2, 3 & 4, 560 Piermont Avenue; 93, 95 & 97 Prospect Place, Borough of Hillsdale, Bergen County, New Jersey" prepared by Dynamic Engineering and dated April 2025, unrevised.

- "Sanitary Sewerage and Water System Facilities Engineer's Report for Hillsdale Self Storage, Proposed Self Storage and Vehicle Storage, Block 1208, Lot 1 & Block 1209, Lots 2, 3 & 4, 560 Piermont Avenue; 93, 95 & 97 Prospect Place, Borough of Hillsdale, Bergen County, New Jersey" prepared by Dynamic Engineering and dated April 2025, unrevised.

- "Photographic Location Report for Block 1208, Lot 1 & Block 1209, Lots 2, 3 & 4, 560 Piermont Avenue; 93, 95 & 97 Prospect Place, Borough of Hillsdale, Bergen County, New Jersey" prepared by Dynamic Engineering and dated September 13, 2024.

- ALTA/NSPS Survey of Block 1208, Lot 1 & Block 1209, Lots 2, 3 & 4, 560 Piermont Avenue; 93, 95 & 97 Prospect Place prepared by Dynamic Survey, LLC and consisting of two (2) sheets dated November 21, 2023, revised to April 18, 2024.

- "Traffic Impact Statement for Marmont SS Hillsdale, Proposed Self Storage and Vehicle Storage, Block 1208, Lot 1 & Block 1209, Lots 2, 3 & 4, 560 Piermont Avenue; 93, 95 & 97 Prospect Place, Borough of Hillsdale, Bergen County, New Jersey" prepared by Dynamic Traffic and dated April 8, 2025, unrevised.

- Architectural Drawings by SAA Architects consisting of six (6) sheets and dated April 10, 2025, unrevised.

- Borough of Hillsdale Planning Board Resolutions 2017-08, P-7-85, P-1-84 and P-13-80.

The application is to construct a four-story self-storage facility and to convert an existing surface parking lot into a vehicle storage area.

General Site Description

Block 1208, Lot 1 (560 Piermont Avenue) consists of 39,415 SF (0.90 acres) and is located between Piermont Avenue and Prospect Place, west of Patterson Street. As per Resolution 2017-08 dated April 25, 2025, the property owner was granted approval (use variance) to allow parking of commercial vehicles. The Resolution states that the site contains 71 parking spaces of varying sizes. Significant conditions (pages of 13-16 of the Resolution) were placed upon the use. The site is currently being used in conjunction with this use variance.

Block 1209, Lots 2,3 & 4 (93, 95 & 97 Prospect Place) consist of 61,285 SF (1.407 acres) and is located west of the intersection of Prospect Place and Piermont Avenue. Resolutions P-7-85, P-1-84 and P-13-80 relate to the construction of additions to the existing building and use of the parking area by "Scholastic Bus Company" and its employees.

The properties are both located in the (I) Industrial Zone but also fall within the Amended Hillsdale-Patterson Street Redevelopment Plan adopted under Ordinance 24-15.

It appears as if the majority of all lots proposed for development fall within the Flood Hazard Area (FHA) of the Pascack Brook per the most recent NJDEP flood study (see NJDEP Permitting below).

The Application

Block 1208, Lot 1 (560 Piermont Avenue): The applicant proposes to construct a new four-story self-storage building with a footprint of approximately 28,000 SF and eight off-street parking spaces. The new site improvements *will decrease* the current impervious surfaces by 5,977 SF.

Block 1209, Lots 2,3 & 4 (93, 95 & 97 Prospect Place): The applicant proposes to demolish the existing structure and convert the entire site to vehicle storage (71 total spaces of varying sizes). The new site improvements *will decrease* the current impervious surfaces by 132 SF.

Completeness Review

The application is considered a Major Site Plan and has been reviewed against the requirements contained in Land Use Section 310-88, 89, 91 & 92 for Major Site Plan approval. The following items are deficient:

Major Site Plan

Sections 310-88, 310-89, 310-91 and 310-92 for Preliminary and Final Site Plan requirements. The following items are deficient:

1. 310-88C: Referrals must be made to the municipal officials listed at least **30 days prior to the public hearing.**

Based on the submitted application materials, the application is complete and may be scheduled for a public hearing after the above referrals have been met. The applicant may ask for site plan standard waivers from any items not provided at this time.

Zoning Review

The Patterson Street Redevelopment Plan (amended October 2024) under Section VIII.A. permits the following uses:

e. Self-Storage: Permitted on Block 1208 Lot 1 only as a stand-alone use.
f. Vehicle storage permitted on Block 1209.

No variances are requested or required.

Design Waivers *Requested*

§ 310-104. Borough code requires adequate provision for ingress to and egress from all parking spaces. Access drives or driveways shall be not less than 12 feet in width for ingress or egress alone and 24 feet in width for both ingress and egress. No driveway or access drive shall be closer than 50 feet to the street lines of any two intersecting streets.

§ 310-106.A. Borough code requires the width of all aisles or driveways providing direct access to individual parking stalls shall be in accordance with the following requirements: At 90 degree parking, drive aisle width of 24 ft. required vs. 22 ft. proposed.

Additional Design Waivers *Required*

Per Amended Hillsdale-Patterson Street Redevelopment Plan:

X.A.8.b.: No more than 12 parking spaces shall be permitted between planting islands, or a planting island and a perimeter landscaped area. 30 continuous parking spaces are proposed along the western property line and 21 continuous parking spaces are proposed along the eastern property line with no islands.

New Jersey Department of Environmental Protection ("*NJDEP*") Permitting

The properties are within the 100-year flood plain and required 300-foot riparian zone to the Pascack Brook. Portions of Block 1209, Lots 2, 3 & 4 are also located within the flood plain. A Flood Hazard Area (FHA) Determination and any applicable permits are required for the project.

Additionally, if the applicant is relying on a Permit-by-Rule for any portion of the improvements (i.e. Permit-by-rule 40 – milling, repaving, and/or resurfacing of a lawfully existing pavement), those permits and corresponding requirements must be stated on the plans.

The floodplain/floodway as established by the FHA Determination must also be shown on the plan along with any corresponding permit numbers, if applicable. The NJDEP must specifically approve the storage of vehicles in the Pascack Brook floodway.

NJDEP mapping shows the potential for the existence of Freshwater Wetlands on the western side of the Pascack Book. The provided land survey shows that a Freshwater Wetlands Delineation was taken on March 27, 2024. Although the wetlands do not appear to be within the subject properties, the parking lot for the vehicle storage area may be located within the required wetland buffers. The applicant must provide testimony as whether an LOI has been/will be sought.

Stormwater Management

The proposed improvements do not meet the definition of "Major Development" because it disturbs over one acre of land, or increase 'regulated motor vehicle surfaces' by more than one-quarter acre.

Non- Structural Stormwater Strategies: NJAC 7:8-5.3

The applicant **has** identified non-structural strategies to be used on-site.

The applicant **has not** submitted a Low Impact Development Checklist for the site.

Groundwater Recharge NJAC 7:8-5.4

The subject site is located within Metropolitan Planning Area. Therefore, groundwater recharge standards **do not** apply.

Stormwater Volume NJAC 7:8-5.6

The applicant HAS shown compliance with stormwater quantity via the following method:

a. Stormwater runoff intensities and required reductions to show compliance with 7:8-5.6.(b)13 have been provided. The Stormwater Report has demonstrated through hydrologic and hydraulic analysis that for stormwater leaving the site, post-construction runoff hydrographs for the current and projected two-, 10-, and 100-year storm events, as defined and determined pursuant to N.J.A.C. 7:8-5.7(c) and (d), respectively, do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events;

Stormwater Quality NJAC 7:8-5.5

As per NJAC 7:8-5.5, stormwater runoff quality standards are applicable when the major development results in an increase of one quarter acre or more of regulated motor vehicle surface. This threshold has not been met in this application.

General Comments

1. A photometric plan has been provided on Sheet 18. This shows that illumination along the northeastern property line of Block 1209, Lot 4 to be up to 7.9 footcandles. § 310-10 requires the lighting of the building, the property and all signs on the property shall be such as not to produce any glare at the exterior lot lines of the premises. Testimony must be provided on how shielding will be provided at the proposed vehicle storage lot to prevent glare into the neighboring residential buildings.

2. No finished first floor is shown on the Site Plan and the architectural plans use assumed data. This must be shown in compliance with the required Design Flood Elevation, which will be established upon submittal of the FHA Determination. Testimony must be provided whether this requirement was taken into account during design. If the building must be raised, building height may be affected.

3. While not disallowed, the proposed refuse enclosure is 10 ft. to the proposed sidewalks and 12 ft. to the front property line.

4. In order for the Borough's zoning code personnel to enforce the Board's action, we recommend that the vehicle storage area use be conditioned on the following conditions:

    a. No storage of partially disassembled motor vehicles or vehicles being towed.
    b. No storage of materials on top of vehicles.
    c. No exterior washing or servicing of vehicles.
    d. No habitation in any stored vehicles.
    e. No storage of fuels, oils, antifreeze, vehicle parts,

5. The impervious coverage is being *decreased* for both proposed improvements. The drainage plan does take additional stormwater runoff from the roof of the building and direct it into the municipal system. Minor improvements to the Borough's stormwater system may be necessary to accommodate these changes. The applicant should be required to visually inspect the existing system from its point of contact, to the outfalls at the Pascack Brook to ensure suitability and integrity of the system. Any deficiencies should be addressed prior to the site's development.

6. Work is proposed within the Drainage Easement on Block 1209, Lots 2, 3 & 4. It does not appear that the 24" concrete pipe within the easement has much soil cover (approximately 0.5 ft. at the inlet). The proposed demolition will be close to the easement and could potentially cause damage to the pipe. The applicant must be required to make any repairs caused as a result of demolition; thus it must be internally inspected to determine its pre-construction condition.

7. A portion of the proposed sidewalk near the proposed self-storage building is on the subject property. A traffic report was provided that concludes that the proposed improvements will not cause a significant degradation in operating conditions on the adjacent street system within the Borough of Hillsdale. We take no exception to these findings.

8. The hours use of the proposed vehicle storage area should be discussed. Larger trucks being started in early morning hours may cause concerns with the nearby residential units.

9. The County of Bergen Department of Planning and Engineering has indicated that Site Plan approval by that entity is not required.

We trust that this report assists the Board members with their completeness review of the application materials. Additional site plan comments will be forthcoming.

Very truly yours,

C. P. STATILE, PA

(original signed)

Christopher P. Statile, P.E.
Planning Board Engineer

CPS/mr
c. Jason Tuvel Esq., Applicant's Counsel
Dynamic Engineering, Site Engineers
Tom Behrens PP, AICP, Broad Planner
Marc Liebman, Esq., Board Counsel
1120.052

BOROUGH OF HILLSDALE PLANNING BOARD
CHECKLIST – MAJOR SITE PLAN APPLICATION

Applicant: Hillsdale Self Storage, LLC
Address: 560 Piermont Avenue; 93, 95 & 97 Prospect Place
Block 1208, Lot 1; Block 1209, Lots 2, 3 & 4
Date: April 49, 2025

Section 310-89(A)

☒ Date: all revisions shall be noted and dated.
☒ Key map showing the location of the tract with reference to surrounding properties and existing street intersections.
☒ Title of the development, North arrow, scale, block and lot number, the name and address of the record owner, the name and address, license number and seal of the person preparing the plat. If the owner of the premises is a corporation, the name and address of the president and secretary shall be submitted with the application.
☒ A scale of not less than one inch equals 50 feet. All distances shall be in feet and decimals of a foot and all bearings shall be given to the nearest 10 seconds.
☒ The names and addresses, as shown on the current tax records, of all owners of the property within 200 feet of the subdivision, together with the block and lot numbers of said property.
☒ The zoning district in which the parcel is located, together with zone boundaries included within the boundaries of the parcel or within 200 feet therefrom.
☒ Survey data showing boundaries of the property, building or setback lines and lines of existing and proposed streets, lots, reservations, easements and areas dedicated to public use, including grants, restrictions and rights-of-way.
☒ Reference to any existing or proposed covenants, deed restrictions or exceptions covering all or any part of the parcel. A copy of such covenants, deed restrictions or exceptions shall be submitted with the application.
☒ The distances, measured along the right-of-way lines of existing streets abutting the property, to the nearest intersections with other public streets.
☒ Location of existing buildings and all other structures, including walls, fences, culverts and bridges, with spot elevations of such buildings and structures. Structures to be removed shall be indicated by dashed lines; structures to remain shall be indicated by solid lines.
☒ Location of all existing and proposed storm drainage structures and utility lines, whether publicly or privately owned, with pipe sizes, grades and direction of flow, locations of inlets, manholes or other appurtenances and appropriate invert and other elevations.
☒ Existing and proposed contours, referred to U.S. Coast and Geodetic data, with a contour interval of one foot for slopes of less than 10% and an interval of two feet for slopes of more than 10%. Existing contours are to be indicated by dashed lines and proposed contours are to be indicated by solid lines.
☒ Location of existing rock outcrops, high points, watercourses, depressions, ponds, marshes, wooded areas and other significant existing features, including previous flood elevations of watercourses, ponds and marsh areas as determined by survey.

☒ All proposed streets, with profiles, indicating grading; and cross-sections showing width of roadway, location and width of sidewalk and location and size of utility lines conforming to the standards and specifications of the Borough.
☒ The location of all existing and proposed water lines, valves and hydrants and all sewer lines or alternative means of water supply or sewage disposal and treatment.
☒ Existing and proposed stormwater drainage system. All site plans and major subdivisions shall be accompanied by a plan sketch showing all existing drainage within 500 feet of any boundary and all areas such as paved areas, grassed areas, wooded areas and any other surface area contributing to the calculations and showing methods used in the drainage calculations.
☒ Acreage, to the nearest tenth of an acre, of the tract to be subdivided and the area, in square feet, of all lots.
☒ Such other information or data as may be required by the Planning Board or the County Planning Board for determination that the details of the subdivision are in accordance with the standards of this chapter and all other ordinances of the Borough of Hillsdale and all other applicable laws, ordinances or resolutions.

Section 310-89(B)
☒ The proposed use or uses of land and buildings, together with the floor space of all buildings and the estimated number of employees. If the precise use of the building is unknown at the time of application, an amended plan showing the proposed use shall be required prior to issuance to a certificate of occupancy.
☒ The means of vehicular access for ingress to and egress from the site, showing in particular the size and location of driveways and curb cuts; walkways; the proposed traffic channels, if any; additional width, if any: and any other means of controlling vehicular and pedestrian traffic.
☒ The location and design of any off-street parking areas or leading areas showing size and location of bays, aisles and barriers.
☒ The location, direction of illumination, power and hours of operation of existing and proposed outdoor lighting.
☒ The location and elevation plan of existing and proposed signs.
☒ The proposed screening, landscaping planting plan.
☒ Elevation drawings of proposed addition or structure.
☒ Location of existing and proposed retention basins.

Section 310-89(C)
☒ A bulk zone schedule indicating the required and proposed information should be provided to enable the Planning Board to determine if all the zoning criteria have been complied with.
☒ Location of the proposed solid waste storage area together with the screening for same.
☒ Photographs of the property in question and the surrounding properties.
☒ Standard detail designs for curb, sidewalk, pavement and other appurtenances shown on the plat.
☒ Provisions for barrier-free designs.