BURGIS
ASSOCIATES, INC.

COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

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MEMORANDUM

To: Borough of Hillsdale Planning Board
From: Thomas Behrens, Jr., P.P., AICP
Subject: Hillsdale Self Storage, LLC
Preliminary/Final Major Site Plan Application
Block 1208 Lot 1, Block 1209 Lots 2, 3 & 4
560 Piermont Ave, 93 Prospect Plance and 95 Prospect Place
Date: August 5, 2025
BA#: 4251.04

INTRODUCTION

The Applicant, Hillsdale Self Storage, LLC is requesting preliminary and final major site plan approval for the construction of a self-storage facility and vehicle storage at the above-referenced site. The property is located in the Patterson Street Redevelopment Area wherein self-storage facilities are a permitted use on Block 1208 Lot 1 and vehicle storage uses are permitted on Block 1209. The nature of proposed improvements and an overview of compliance with the Hillsdale-Patterson Street Redevelopment Plan are detailed herein.

SUBMISSION

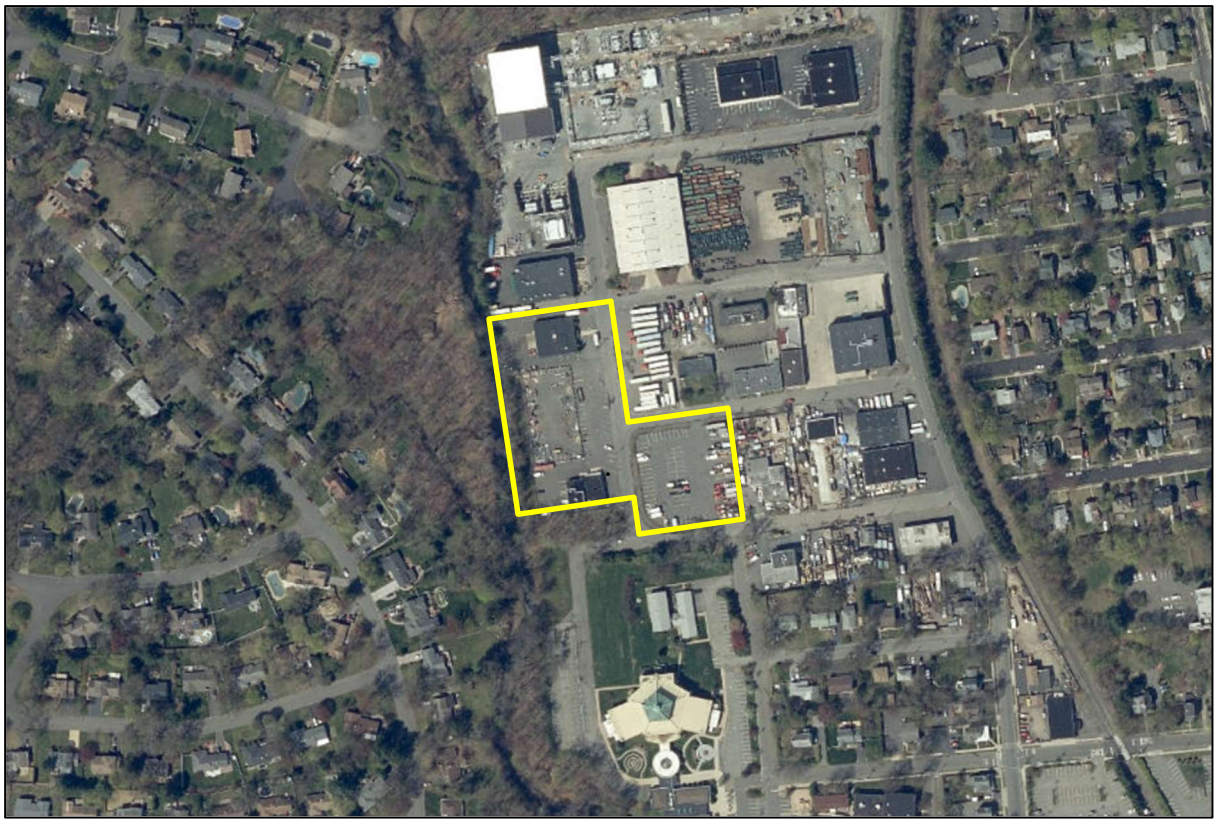
Our office is in receipt of the following:

1. Application forms and checklist.
2. Preliminary and Final Site Plan (27 sheets) prepared by Dynamic Engineering dated April 2, 2025
3. Architectural plans (6 sheets) prepared by SAA Architects, dated April 10, 2025.
4. Site survey prepared by Dynamic Survey, LLC, dated November 21, 2023.
5. Traffic impact statement prepared by Dynamic Traffic, LLC dated April 8, 2025.
6. Photograph location report prepared by Dynamic Engineering dated September 13, 2024.
7. Sanitary sewage and water system facilities engineer's report prepared by Dynamic Engineering dated April 2025.
8. Stormwater management, groundwater recharge and water quality analysis prepared by Dynamic Engineering dated April 2025.

PLANNING REVIEW

Property Description. The site, identified as Block 1208 Lot 1 and Block 1209 Lots 2, 3 & 4 in Township tax records, consists of four parcels on Prospect place where Lot 1 has an area of .905 ac on the east side of Prospect Place and Lots 2 3 and 4 have a combined area of 1.407 ac on the west side of Prospective Place. The site is located in the Hillsdale-Patterson Street Redevelopment Area. The site is generally flat and developed as paved surface parking. Block 1209 is impacted by flooding associated with the Pascack Brook located immediately west of the property and 25-foot wide sanitary sewer easement located along its rear lot line. Development surrounding consists of industrial uses to the north and east, St. John Roman Catholic Church to the south and single-family residential uses to the west across the Pascack Brook. The following aerial image provides a general overview of the subject site and surrounding development.

Image 1: Site Aerial Image



Source: NJGeoWeb, 2025.

Proposed Development.

The proposed development consists of a new 4-story, 109,490 square foot climate controlled self-storage facility and associated site improvements on Block 2018 Lot 1 and 71 space vehicle storage use on Block 1209 Lots 2, 3 and 4. The self-storage facility will feature an indoor loading area and office space located on the first floor situated in the southern front area of the building. It appears the existing paved area on the Lot 1209 parcels will remain and will be restriped and improved with fencing and landscaping as indicated in the site plans.

The following is offered for the Board's consideration with respect to specific elements of the proposed development:

1. Redevelopment Agreement. The Applicant shall confirm compliance with the redevelopment agreement executed with the Borough.

2. Uses. The Applicant shall confirm the proposed services, hours of operation and number of employees on-site at a given time. The Applicant shall provide an overview of the proposed self-storage operation to include the nature of items which are able to be stored in the facility and any prohibited items. In addition, the Applicant should confirm that no other third-party business such as drop-shipping can be conducted from any of the storage areas and whether a truck rental operation such as U-Haul is proposed.

   For the vehicle storage use, the Applicant shall confirm the quantities, types and dimensions of vehicles, trailers and equipment to be stored. The Redevelopment Plan defines 'Vehicle Storage' as "*paved parking area used for the storage of vehicles, including, but not limited to landscape trucks and trailers, tree chipper trucks, chippers, bucket trucks, utility vans, open trailers such as landscaping, car carrier trailers, boats/boat trailers, motor homes and RV's, plow trucks and construction vehicles and equipment, excluding vehicle stackers and the open storage of materials, chemicals, equipment and items other than vehicles*" Though it should be understood, the Applicant shall confirm that no one will be permitted to reside in any motor homes or RV's parked on the site.

3. Architecture & Design. The Applicant shall demonstrate compliance with the architectural design standards of the Redevelopment Plan set forth in Section XV.

   The architectural plans show a two-bay loading zone and ancillary office space at the southern front of the building. The building has a total façade area of 10,346 sf that appears to meet the minimum brick and glass requirement of 65% on facades that face a public street as required in the Redevelopment Plan.

   The Redevelopment Plan also states that "*self-storage building facades in excess of 120 feet in length shall be designed to avoid a monolithic appearance through the use of different facade materials and building setbacks that act to break the building appearance into small increments and sections.*" The proposed building is 103 ft in length.

4. Public Access. We question whether the proposal includes a public access easement along the Pascack Brook.

5. Parking, Circulation and Loading. Access to the self-storage facility will be provided via two driveways along the southern lot line on Prospect Place providing access to the parking areas and a 2-bay loading area at the south end of the building Th 2 proposed loading bays are consistent with the requirement of 1 off-street loading space per 45,000 sf of leasable floor area as stated in the Redevelopment Plan.

   A surface parking area located immediately south of the building provides parking for 9 passenger vehicles, including 1 handicap stall where a minimum of 7 parking spaces is required (1 space/15,000 sf). We question the functionality of the wide curb cuts on Prospect Place and in close proximity to the curvature of the road and intersection with Valley Street.

There are 2 two-way driveways with security gates that provide access to the 71-space vehicle storage use on Block 1209 Lots 2-4 located along Prospect Place. The parking area dimensions appear to range in size from a typical parking space stall to 10.5 feet by 75 feet which should be confirmed by the Applicant. The Applicant shall confirm how vehicle and trailers can maneuver around the site when spaces are occupied. Turning templates may be warranted to demonstrate functionality.

6. Stormwater Management. We defer to the Board Engineer with respect to the adequacy of the proposed stormwater management plan.

7. Utilities. The Applicant shall confirm the utilities for Block 1209 Lots 2-4. The Applicant shall confirm if the users of these parcels will have access to the restrooms in the self-storage facility.

8. Signage. There are two signs labeled "Hillsdale Storage" on the front and rear of the building. The letter height on these signs is 22". There are also two signed labeled "Office" and "Loading." Measurements for these signs should be provided.

9. Garbage and Recycling. The A 10 foot by 10 foot masonry dumpster enclosure is proposed at the front southwest corner of Block 1208 Lot 1 for the self-storage facility. The Applicant shall confirm the proposed location and handling of garbage and recycling for the vehicle storage use.

10. Landscaping. The landscape plan features street trees along the site's frontages, landscaped areas around the self-storage facility and planting area in the front of the vehicle storage area in the right-of-way where a minimum 8 foot wide landscaped area is required. The street trees include 9 Snowcloud Serviceberry trees along the north and south front lot lines of Lot 1 and 17 Regal Prince Oak trees along Prospect Place. We question whether the Regal Prince Oak species is appropriate for the context of the development. The placement of all street trees should be located to avoid interference with overhead wires.

    The landscape planting for the self-storage facility include foundation plantings and landscape beds at the ends of the parking area which include a variety of shrubs, groundcover and grasses. The plant screening along the vehicle storage area is limited to ornamental grasses which may not be effective in the winter months. 3 American Hornbeam trees are proposed along the south end of the vehicle storage area. We question whether any additional plantings are warranted in this 5 foot wide planting buffer area. All exterior equipment, including transformers, should be sufficiently screened.

11. Fencing. 8 foot high fencing is proposed along the rear perimeter of the vehicle storage parking area with a mesh material for screening. The Applicant shall confirm if this mesh will be extended around the full perimeter of the property. The mesh screening must be maintained in perpetuity.

12. Lighting. The plans for the self-storage facility include 3 wall mounted light fixtures on the building's south facade with a mounting height of 14 ft. The plan also includes 10 ornamental pedestal fixtures proposed in the right-of-way as streetlights around Lot 1. 11 freestanding lighting fixtures with a mounting height of 25 feet are proposed around the perimeter of the vehicle storage parking area. We question if the height of the proposed vehicle storage area lights are excessive given the mixed use nature of the redevelopment area and surrounding land uses. The Applicant shall address compliance with illuminance levels beyond the property lines. All exterior lighting should be capped at a maximum color temperature of 3,500 Kelvin.

Zoning

The site is located in the Hillsdale-Patterson Street Redevelopment Area wherein both the proposed vehicle storage and self-storage uses are permitted. The tables below illustrate the bulk requirements for both uses established in the Redevelopment Plan as compared to the proposed development conditions.

Zoning Table - Vehicle Storage Facility

Requirements	Redevelopment Plan	Proposed
Min. Tract Size	60,000 sf	61,285 sf
Min. Setback from Pascack Brook	100 ft	N/A
Min. Front Yard Setback	15 ft	N/A
Min. Side Yard Setback	10 ft	N/A
Min. Rear Yard Setback	20 ft	N/A
Min. Setback from Property Line	0 ft	N/A
Max. Impervious Coverage	90%	83.2% (50,981 sf)
Max. Building Height	40 ft/3 stories	0 ft

Zoning Table – Self-Storage Facility

Requirements	Redevelopment Plan	Proposed
Min. Tract Size	39,000 sf	39,415 sf
Min. Building Setback (Prospect Place)	10 ft	10 ft
Min. Building Setback (Prospect Place) (Radius)	7 ft	7.9 ft
Min. Building Setback (Piermont Avenue)	10 ft	10 ft
Min. Building Setback (Piermont Avenue) (Radius)	7 ft	9.1 ft
Min. Building Setback (All Other Property Lines)	5 ft	5 ft
Max. Impervious Coverage	85%	84.3%
Max. Building Height	58 ft/4 stories	57.24 ft/4 stories

Required Variance Relief/Design Exceptions

The application does not appear to require any 'c' variance relief. We note the Board Engineer's review memorandum identifies several required design exceptions. In addition, the proposed "Hillsdale Storage" signs have a mounting height of 36 feet where a maximum height of 20 feet is permitted in accordance with 310-64A(4).

Statutory Criteria

The Applicant shall address the applicable statutory criteria as summarized below for any required 'c' variance relief and the identified design exceptions.

'c'(1)/'c'(2) Variance Relief Criteria

The statute provides two approaches to 'c' variance relief, commonly referred to as the 'physical features' test and the 'public benefits' test. These are identified as follows:

A. Physical Features Test: An applicant may be granted 'c'(1) variance relief when it is demonstrated that the noncompliant condition is caused by 1) an exceptional narrowness, shallowness, or shape of the property, 2) exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or 3) by reason of extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.

B. Public Benefits Test: An applicant may be granted 'c'(2) variance relief where it can prove the following: 1) that the granting of the variance will advance the intents and purposes of the MLUL; 2) that the benefits of granting the variance substantially outweigh any potential detriments. The benefits are required to be public benefits rather than a benefit that simply accrues to the property owner.

In addition, the applicant must address the Negative Criteria of the statute. Here an applicant must demonstrate that the variance can be granted without substantial detriment to the public good and that it will not substantially impair the intent and purpose of the master plan and zoning ordinance.

Design Exceptions/Waivers

N.J.S.A. 40:55D-51.a. and b. permit the Board to grant design exceptions "*from the requirements for site plan approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and approval of an ordinance adopted pursuant to this article, if the literal enforcement of one or more provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question*."