

**MAYWOOD PLANNING BOARD
MINUTES
February 28, 2019**

A regular meeting of the Maywood Planning Board was held on Thursday, February 28, 2019 in the Council Chambers of the John A. Steuert, Jr. Municipal Complex, 15 Park Avenue, Maywood, New Jersey at 7:30pm. “This meeting was called pursuant to the provisions of the Open Public Meetings Act. Notice of this meeting was published in the Our Town and The Record newspapers on or about November 22, 2018. In addition, copies of this notice were posted on the bulletin board in the Maywood Municipal Building at 15 Park Avenue, filed with the Borough Clerk and distributed to all persons, if any, requesting copies of the same pursuant to said act.”

Flag Salute

Call to Order

The meeting was called to order at 7:30pm with the following members present: Chairman Frank Lichtenberger, Vice Chairperson Charlotte Panny, Gary Neumann, John Montel, Harry Hillenius, Rick DeHeer, Peter Cicarelli (arrived @ 7:52pm), Secretary Anthony Klymenko and John Gargagliano. Board Attorney Kara Kaczynski and Brian Gillen were also present.

Approval of Minutes

Vice Chairperson Charlotte Panny made a motion to accept the minutes from the December 6, 2018 meeting. John Gargagliano seconded the motion. All eligible members present voted in favor of the motion.

Rick DeHeer made a motion to accept the minutes from the January 24, 2019 meeting. Vice Chairperson Panny seconded the motion. All eligible members present voted in favor of the motion.

Harry Hillenius made a motion to accept the minutes from the February 7, 2019 meeting. Rick DeHeer seconded the motion. All eligible members present voted in favor of the motion.

Bills

Harry Hillenius made a motion to accept payment of the bills. John Montel seconded the motion. All eligible members present voted in favor of the motion.

Correspondence

- 2/4/19 letter from Bergen County Department of Planning Engineering Re: OPRA Request for 9 Brook Avenue, Block 107, Lot 52
- 2/5/19 letter from Bergen County Soil Conservation District Re: 655 Edel Avenue
- 2/13/19 letter from Victor Herlinsky, Esq. Re: 200 Route 17 LLC Revised Plans
- 2/27/19 letter from David J. Egarian, P.E. Re: Empire Real Estate Holdings NJDEP Permit
 - Board Attorney Kara Kaczynski would like to review the information and will prepare a summary for the Board

Resolution

None

Hearing

200 Route 177 LLC
200 Route 17 South
Block 125, Lots 3 & 4
Calendar #2018-10
Variance & Site Plan Applications

Joseph Fiorenzo represents the applicant, 200 Route 17 LLC. This hearing was adjourned from the 10/25/18 meeting. Since that meeting, the applicant has reduced the number of stories of the proposed structure from 6 stories to 5 stories and new plans were submitted. The revised height of the proposed building is 56' where 85' maximum is permitted. Board Recording Secretary noted that several architectural sheets were marked at the 10/25/18 hearing as Exhibits A-8 through A-11. As such, the amended site plan (1/10/19 revision date) was marked as Exhibit A-12 and the amended architectural plan (1/10/19 revision date) was marked as Exhibit A-13. Mr. Fiorenzo would like to continue with the testimony of the applicant's architect, Frank Relf. Mr. Relf remains under oath and explained the changes to the proposed structure. As already mentioned, the proposed building would be 5 stories instead of 6 stories. The footprint would remain the same. Previously, the proposed building was 66' in height but the revised height is 56'. The proposed building square footage has been reduced by 25,900 square feet to 128,440 square feet. Similarly, the number of self-storage units was reduced by 111 units from 1,008 units to 897 units. The Floor Area Ratio (FAR) was also reduced. He listed the sheets in the architectural plans that were marked as Exhibit A-13:

- Sheet A-101 – 1st Floor Plan
- Sheet A-102 – 2nd Floor Plan
- Sheet A-103 – 3rd & 4th Floor Plan
- Sheet A-104 – 5th Floor Plan
- Sheet A-105 – Roof Plan
- Sheet A-200 – Proposed Elevations
- Sheet A-201 – Proposed Elevations

Mr. Relf explained that the variety of unit sizes remains the same as what was previously proposed, however, the number of units was reduced. He then detailed the signage shown on Sheets A-200 and A-201 Proposed Elevations from Exhibit A-13. Three illuminated wall signs are proposed in Maywood:

- East elevation facing Route 17
- South elevation
- North elevation

All the signage is the same size and measures 255 square feet. The north elevation sign exceeds the permitted 10% of the façade at 224 square feet which requires a variance. The other two sides (eastern and southern) allow signage greater than what is proposed so there is no variance required. On the southern elevation, there are 11 exterior accessible storage units and 2 overhead doors where vehicles can drive in to load and unload.

Peter Cicarelli arrived at 7:52pm

Mr. Relf continued by identifying where the office is located where people would go to rent the unit and then be given their access code for the security gate. There are windows proposed. Some of the windows would provide natural light and others would be fake with storefront glass but no view inward or outward. The exterior finish schedule was provided on A-200 and A-201. The bottom of the building will emulate a brick pattern using an exterior insulation finish system (EIFS). The rest of the building has insulated metal panels and then the highest portion of the building will have the metal mansard roof components. The floor plans are depicted on A-101 through A-104. He detailed A-101 which is the layout of the first floor. Along the same side as the office are the drive-up units. Off of the loading area behind the overhead doors are two elevators to give patrons access to the floors within the building. There is a main stairwell along the easterly edge of the building and another stairwell in the northwest corner of the building. Typically, the larger units are on the ground floor and the units get smaller as you go up into the building. The roof plan is on sheet A-105 and shows a flat roof with tapered insulation in the middle that create pitch on the roof. The roof has internal drains for stormwater collection that would be piped down through the building as opposed to gutters and leaders. There is an elevated penthouse because the elevators project slightly through the roof. The stairs are located in the northwest and eastern corners of the roof. The mechanical equipment is split system HVAC where there are air handling units within the building and condensers on the roof. The condensing units are no more than about 4' high and they are arranged as a series in small pods on the roof. The roof equipment would not be visible from the ground since there is a parapet that wraps the perimeter of the roof.

Chairman Lichtenberger asked for more information on the north elevation signage. Mr. Relf explained that the proposed sign is 255 square feet while 224 square feet is permitted. Rick DeHeer questioned the fourth sign shown in the south elevation located above the office area. Mr. Relf answered that the sign in question is located in the portion of the building in Rochelle Park. Mr. DeHeer then asked how the roof would be accessed and Mr. Relf answered that the elevator and two staircases access the roof. Mr. Fiorenzo asked Mr. Relf to clarify the building "step". Mr. Relf explained that the eastern and northern elevations have a "step back". When configuring the north elevation permitted signage size, the applicant conservatively used only the closest façade size and did not include the "stepped" portion of the façade.

Chairman Lichtenberger invited the public to ask questions of Mr. Relf but no one came forward.

Joseph R. Torre represents Ultimate Force at 124 Essex Street in Rochelle Park. He also indirectly represents Harley Davidson since the dealership has a long-term lease with Ultimate Force. Mr. Torre asked if this hearing had been re-noticed. Board Attorney Kaczynski reminded Mr. Torre that the hearing had been carried to this meeting without obligation to re-notice at the 1/24/19 meeting. Mr. Torre began to question Mr. Relf about the FAR reduction in respect to Rochelle Park's ordinance. Board Attorney Kaczynski stopped Mr. Torre from this line of questioning. She reminded him that this hearing is in Maywood and only Maywood ordinances can be discussed. Mr. Torre then asked Mr. Relf if the FAR is consistent throughout the building. Mr. Relf was confused by the question and explained that the Engineer's site plan Maywood zoning table lists the FAR as 227% where the maximum of 200% permitted. With help from Board Attorney Kaczynski, Mr. Relf answered that the FAR is based on the portion of the building that is located in Maywood. Mr. Torre asked if the 11 exterior accessible storage

units would fit a vehicle. Mr. Relf answered that 10 units are 10' wide x 25' deep and 1 unit is 10' wide x 30' deep. He further explained that they are not intended for vehicles to drive into. Mr. Torre asked why these 11 units were designed this way. Mr. Relf answered that the operator (Extra Space) requested that this type of units was included. Mr. Torre then asked if a vehicle could be stored in these units and Mr. Relf answered that they could not since it would violate the lease agreement. Mr. Torre then asked what other design specs were requested by the operator. He asked if patrons could conduct a business out of a storage unit. He then asked if Mr. Relf has designed any other self-storage facilities with similar sized exterior accessible units. Mr. Relf replied that he has designed other buildings with the same sized exterior accessible units. He does not know how the units were used exactly since that falls under the operator's purview. Mr. Torre threatened to subpoena the operator in order to have his questions answered. Mr. Torre asked Mr. Relf who at the operator provided the design specs but Mr. Relf could not remember. He could remember that the operator was Extra Space Storage. Mr. Torre asked about the elevator penthouse on the roof. Mr. Relf answered that the elevator has an overtravel distance for the equipment which is what the penthouse is used for. Mr. Torre questioned if the 56' height includes the penthouse. Mr. Relf answered that it does not, it is 6'-6" above the mansard roof. Mr. Torre then noted that the height with the elevator penthouse is actually 62'-6". He then asked Mr. Relf to show him on A-105 how large the penthouse is compared to the rest of the roof area. He asked which municipality the penthouse is located in and Mr. Relf replied that he approximates that 80% is in Maywood/20% in Rochelle Park. Mr. Torre confirmed that the 2 overhead doors are not intended for occupancy. They are for loading and unloading. Mr. Fiorenzo asked Mr. Relf what the maximum permitted height in this HDO zone. Mr. Relf responded that the maximum permitted height is 85'.

Mr. Fiorenzo had no other witnesses scheduled for tonight's hearing. The application was carried to the 3/28/19 meeting without obligation to re-notice the public. Mr. Fiorenzo extended the deadline for the Board to act to 3/31/19.

Closed Session None

Informal Hearing None

Old Business

New Business

The Board ordered that the 3/7/19 meeting be cancelled since there were no hearings scheduled.

Open Meeting to the Public

Adjournment

A motion to adjourn the meeting was made by Harry Hillenius. Rick DeHeer seconded the motion. The meeting was adjourned at 8:29pm.

Respectfully submitted,

Tara Grunstra
Planning Board Recording Secretary