

**MINUTES OF A REGULAR MEETING OF THE PLANNING BOARD
OF THE BOROUGH OF MOUNTAIN LAKES**

February 16, 2023

Vice Chair Bethany Russo read the Open Public Remote Meeting Notice published in the Citizen on February 1, 2023 and the Daily Record on February 3, 2023: Adequate notice of this meeting was posted with the Borough Clerk and on the Bulletin Board on January 30, 2023 and made available to all those requesting individual notice and paying the required fee.

Start: 7:32PM

ROLL CALL:

Members Present: Menard, Holliday, Coppola, Berei, Russo, Sheikh (7:54pm), and Ryan

Absent: Stern, Horan, and Kane

Also Present: Attorney, Louis Knap, Engineer, Bill Ryden, Environmental Engineer Peter Black, and Traffic Engineer, John Jahr

REVIEW OF MINUTES: Tom Menard made a motion to adopt the minutes of the January 26th meeting. Nick Coppola provided the second; the minutes were approved by voice vote of all eligible voters.

RESOLUTIONS:

Euroimmun US Real Estate, LLC Appl. # 22-279

Kelly Holliday made a motion to adopt the resolution of approval for Euroimmun US Real Estate, LLC and a second was provided by Tom Menard. The Board voted 6 - 0 to adopt the resolution of approval with Board members Menard, Holliday, Coppola, Berei, Russo, and Ryan voting in favor.

Mountain Lakes Public Library Appl. #22-280

Nick Coppola made a motion to adopt the resolution of approval for Mountain Lakes Public Library and a second was provided by Jeff Berei. The Board voted 5 - 0 to adopt the resolution of approval with Board members Menard, Holliday, Coppola, Berei, and Ryan voting in favor.

PUBLIC COMMENT: No one wished to speak during public comment.

PUBLIC HEARING:

New Application:

TFJ Mountain Lakes, LLC	Appl.#22-281
62 U.S. Route 46E	Blk. 5, Lot 1
Major Site Plan	B Zone
Conditional Use	

John Wyciskala was the attorney for TFJ Mountain Lakes, LLC. The property was originally a Speedway gas station. All the gas tanks have been removed and the buildings were torn down.

The property is 86,226sqft. They are seeking preliminary and final site plan approval to build a climate controlled self-storage facility. This is a conditional use in the B zone as per section 245-11C (5) of our Ordinances. They meet all the conditional use criteria and bulk requirements. The property is under remediation; the former owner is responsible for said remediation. It is a low intensity land use requiring almost no municipal services.

Alex Lomei, a licensed engineer, presented exhibit A-1 an aerial photo, dated 2/16/23, of the existing 1.9-acre site in the business zone. The vacant site is currently paved with 2 driveways. Mr. Lomei presented exhibit A-2, sheet C-301 dated 2/16/23, colorized. They are proposing a 77,238sqft building with 21 parking spaces. One space will be for electric vehicle charging and one will be ADA compliant. They are required to have 18 spaces. The Barka property has 13 parking spaces encroaching on this lot. The property will have a separate ingress and egress. There is room in the rear of the building for fire trucks to get around. There are bollards outside the doorways. The LOI from NJDEP confirms there is no impact on the wetlands in the southwest corner from the proposed development. The wall on the east side will be removed. The pylon sign will be located 10ft back from the property line and be 18ft tall. The building mounted sign will be installed 18ft off the ground and has an area of 16sqft. Directional signage will be added in the future. The trash and recycling will only be used by the office. A renter can unload their vehicle in front and there is still enough space for cars to get around. The proposed development will increase the impervious coverage by a ½-acre. Stormwater collected on the site will go into an underground system since you can't recharge water on a contaminated site. They will use porous asphalt in the parking area and drive aisle. The underdrain system and be discharged in the back of the site. New landscape trees and shrubs are planned. They will use building mounted lights and two aerial lights at the driveways. The off-hour lighting will be at 50%. They anticipate exporting 500CY of material from the site. Their office hours will be 8am to 6pm. A renter can access their unit by keypad between 6am and 12am. They will have no roll up doors. Everything is accessed from the inside of the building. There will be one person in the office. No dangerous materials can be stored in these units, and no one can live in or operate a business out of their unit. They will have hand carts and push trucks for the renters to use. They will have security inside and outside of the building.

Mr. Wyciskala went through the comment letters provided by the Borough professionals. The applicant found items 8, 9, 10, 11, 12, 15, 19, 20, and 21 acceptable in Mr. Ryden's letter dated 1/5/2023. They will provide a recycling plan. Item #18, they will be relocating the site's contamination monitor wells if construction requires. The wells will continue to be monitored to make sure the levels continue downward. Item #22, the applicant will be replacing the existing wall with an extended back curb that will not impact the buffer area. In item #23 Mr. Ryden questioned the large turnaround area in the back of the building. Mr. Lomei said it was to help trucks make their turn. B. Ryden asked them to reduce the pavement by making it a one-way drive aisle 18ft wide on all sides. John Jahr agreed with Mr. Ryden's suggestions. There should be a condition in the resolution requiring the fire department to review the new plan. Stripping also needed to be added around the building for the fire lanes and loading zones. Item #25 said building signs needed to be part of the application presentation. Item #26 stated the roof drains, and their tie-ins must be shown on the plans. Mr. Ryden said no one had addresses the conditional use noted in item #2. Mr. Lomei said the applicant was willing to comply with all the

conditions of the use. The facility will sell packing boxes and there will be no outdoor storage. Mr. Ryden asked about item #17. Mr. Wyciskala said there was an agreement between the property owners to allow the parking spaces to remain.

Peter Black, the Borough Environmental Engineer, asked who's Licensed Site Remediation Professional (LSRP) would oversee the removal of 500CY of soil. Mr. Wyciskala responded, both, the LSRP for the site was Speedway's but the developer will have their own environmental consultant for oversight. Mr. Black wanted to know who would be on site to test the soil being removed and determine where it needed to go. The applicant will comply with the DEP rules determining where the soil could be brought. Peter Black added you need to have a well driller on site during construction. You will need to file plans for the new wells and get them approved by the LSRP so if needed you can abandon the existing wells and install new ones as you go. William Ryden said this needs to be a resolution condition since the town does not have jurisdiction over this, we only have jurisdiction over the Soil Moving Permit.

John Jahr asked that the town be included on all NJDOT correspondence in case the exits change. He confirmed the building side doors were fire exits and the office would make sure all the hand carts remained in the building. Jeff Berei asked the applicant to add bollards at the building corners and the sidewalk in front of the building. Tom Menard asked for clarification on the water recharging. Mr. Lomei answered they will collect all the water and discharge it to the front of the property along Route 46 and to the back by the railroad track.

Mr. Wyciskala said the applicant would comply with the requests made in the letters from the Shade Tree Commission, Construction Department, and the Environmental Engineer. Mr. Lomei said the Environmental Commission asked them to update the operations manual. They found that acceptable. They were willing to add shrubs and grasses to the front of the property as requested but not the trees. They will add trees at the back of the property.

The Chair opened the hearing to the public. Dan Gates, 34 Pollard Road, clarified the Environmental Commission's request. They wanted the new plantings to not require watering. The applicant was willing to investigate that.

Rehanna Kirchof, the applicant's Traffic Engineer summarized their findings. They have an ingress on the easterly side and an egress on the westerly of the property. There will be an average of 7 trips to the site in the morning and 12 during the afternoon. There will be no negative impact on Route 46 traffic. The site allows for 360-degree circulation. They have 21 parking spots and only need 18. In response to the Brightview report their minor access permit with DOT has been deemed complete and is currently under review. They did not do a detailed traffic analysis since their maximum trips would be 12 per day. They used NJDOT data to determine that the driveway would operate at level C or better. John Jarr, our Traffic Engineer, the Board, and the public had no questions for the witness.

The architect, Robert Nocella, showed sheet D-1A the ground floor plan. The three floors are 25,746sqft each. The office is on the ground floor. The building has 8 security cameras. Exhibit A-3, dated 2/07/23, showed a potential building layout of 562 units. Exhibit A-4, sheet D-2 dated 1/30/23, showed the elevations colorized. The materials to be used are punched windows that look like double hung, a simulated brick veneer, pedimented roof tops and EIFS. The building has the look of a two-story building even though it's 3 stories. There is a canopy over the front doors. Exhibit A-5 was a rendering of the multi-unit façade. There will not be a sidewalk as

shown on the rendering. They will have one building mounted sign. Exhibit A-6 was 4 sheets showing the details for the building wall sign. The white channel letter sign will be 13.7sqft. The letters are 11ft 5 1/2"x 1ft 6 5/8". The sign will say "Public Storage". Exhibit A-7, dated 3/9/23, was 3 pages of plans for the 3' 6" x 6' 8 3/8" 18ft tall free-standing sign. The 3 to 4 A/C units will be installed 30 to 40ft back from the roof edge. W. Ryden asked how tall the A/C units would be. They are not selected but they should be no more than 6ft tall. J. Wyciskala said they would screen them if they were taller. Mr. Ryden wanted a condition stating the units could not exceed 6ft in height.

Ms. Russo asked for Board comments. J. Berei confirmed there was no emergency generator and most of the windows were fake. The windows in the corners will be real to create an atrium effect. Mr. Menard asked if the exterior doors were alarmed; they are not. The Board was concerned about the appearance of the planned exterior finishing technique. Khizar Sheikh didn't like the look of the pavement going right up to the building. K. Holliday asked if they could change the material to make it look like a sidewalk. Alex Lomei said they could do 2ft of yellow stripping on the pavement and change the remaining 3ft to white concrete to make it look like a sidewalk. B. Russo confirmed the free-standing pylon sign would be in the front corner of the property.

No one from the public wished to ask questions of the architect or make comments.

Louis Knap, the Board Attorney, listed the condition requested during the hearing. They were as follows: signage be added on the plan, trash and recycling would be stored in the building, provide a recycling plan, remove the retaining wall from the plan, redo the driveway around the building to reduce coverage and get it approved by the fire department & engineers, provide fire lane stripping around the building, tie the roof drains in & show it on the plan, soil removal needs to be done to the satisfaction of the professionals, DOT correspondence shall be shared with our professionals, add the bollards to all doors & building corners, the A/C units must have a maximum height, a change in material be made for the front walkway to delineate it from the road, night lighting shall be at 50% and they must obtain a 53G permit for the site.

Tom Menard made a motion to approve the application with the conditions listed. A second was provided by Chris Ryan. The Board voted 6 to 0 to approve the application with members Menard, Holliday, Coppola, Berei, Russo, and Ryan voting in favor.

COMMITTEE REPORTS: The Master Plan Committee met February 15th and plan to meet again in three weeks. The Ordinance Committee is waiting for a report from Paul Phillips. Once it is received they will schedule a meeting to review his work.

PUBLIC COMMENT: No members of the public wished to make a public comment.

Other Matters – none

Bethany Russo made a motion to close the meeting at 9:45PM.

Respectfully submitted,

Cynthia Shaw, Secretary