



June 18, 2020

Ms. Linda Marmora  
Borough of Upper Saddle River  
376 West Saddle River Road  
Upper Saddle River, New Jersey 07458

Re: Soil Moving Permit – Maurer  
66 Pleasant Avenue  
Block 1303, Lot 6  
Borough of Upper Saddle River  
Our File No. USRES-546

Dear Ms. Marmora:

We are in receipt of the following document for the above referenced application:

- A plan entitled, “Addition Plot Plan, Block 1303, Lot 6, 66 Pleasant Avenue, Borough of Upper Saddle River, Bergen County, New Jersey”, dated through June 12, 2020, prepared by Conklin Associates.

This revised Plot Plan was received via email June 12, 2020.

Based on our review of the above referenced document and our initial review of May 20, 2020, we offer the following:

**General**

1. The Owner/Applicant for this application is as follows:

James Maurer  
66 Pleasant Avenue  
Upper Saddle River, NJ 07458

The Borough shall be notified of any change in the above referenced information.

2. The subject site is a developed corner property located on the southern side of Pleasant Avenue at the Mill Stream intersection. The property is located within the R-1 Residential Zone district and contains 37,267 square feet which is not in conformance with the Borough minimum standard of 37,500 square feet within this zone. The lot is also not conforming in configuration with a lot frontage of 148.04 feet along Pleasant Avenue versus the 150 foot minimum requirement.

The site has environmental restrictions associated to the Pleasant Brook along its southern border. The 150 foot associated Riparian Buffer overlays a large portion to the site. The front northwest corner of the site is not encumbered by the Riparian Buffer.

3. The applicant is proposing the following:

- Removal of the existing home's rear deck, front and rear walkways and access steps.
- Removal of a portion of the existing rock wall.
- Removal of the existing shed.
- Expansion of the existing building footprint including a front porch and access steps, rear additions, side addition of a garage bay, a second story addition over the expanded building footprint, new rear deck with fireplace and new front walkway.
- Use of the existing septic system within the front yard area.
- A new driveway, utilizing the same depressed curb access off Pleasant Avenue.
- Two (2) 970 gallon seepage pits for roof drain and driveway inlet connection.
- A new rear paver patio.
- Two (2) air conditioning units
- A generator.
- Stone patio/fire pit area.
- Rock wall extension along the east side yard with access steps.
- Three (3) foot high split rail fence along the frontage of Mill Stream and Pleasant Avenue.
- Two (2) driveway entrance piers.

**Existing Non Conformities/Variances**

4. The existing site improvements contain non conformities. The proposed improvements contain variances. These are summarized as follows:
  - a) The existing lot area is deficient at 37,267 square feet versus the 37,500 square foot requirement. This is proposed to remain.
  - b) The lot frontage along Pleasant Avenue is deficient at 148.04 feet versus the 150 foot requirement. This is proposed to remain.
  - c) The existing home has a non conforming front setback off of Mill Stream at 49.5 feet versus the 50 foot minimum requirement. This is propose to remain.
  - d) The existing shed is non conforming located a minimum of 4.8 feet from the western property line versus the 35 foot minimum requirement. Additionally the shed is within the western 10 foot No Disturbance Buffer. This shed is proposed to be removed.
  - e) An existing air conditioning unit is non conforming located within the front yard 50 foot setback off of Mill Stream. This is proposed to be removed.
  - f) The new front porch is proposed with a 46.8 foot front setback off of Mill Stream, versus the 50 foot minimum requirement. A variance is required.
  - g) The new driveway is proposed with a 4.2 foot western side yard setback versus the 10 foot minimum setback requirement. A variance is required.

This listing may not be complete as additional variances may be realized throughout the application review process.

**Soil Movement**

5. The total estimated quantity of soil excavation and fill is provided at 218 cubic yards and 10 cubic yards respectively. We concur with these estimates. A Soil Moving Permit is required.
6. The silt fencing as shown is acceptable. Silt fencing must be embedded into the soil 6 inches and maintained throughout construction.
7. Any soil tracked onto the street must be immediately removed. If tracked soil remains overnight, the DPW shall remove it and assess the applicant for those costs.

The Borough will not tolerate any offsite silt and soil tracking. Any breach of silt controls will result in an immediate Stop Work Order being issued until all soil erosion controls are repaired and replaced.

8. Any roadway, curbing, or storm inlets along the property frontage damaged due to construction activities shall be repaired by the applicant to the satisfaction of the Borough's Construction and Engineering Departments.

### **Tree Removal/Preservation**

9. The plan indicates six (6) trees proposed for removal. Of the six trees to be removed, one is a 30" Heritage tree within the Right-of-Way of Pleasant Avenue. Two (2) additional trees to be removed are also Heritage trees at 24 inch and 30 inch respectively.

A Tree Removal Permit is required.

The applicant has submitted a Planting Plan. This includes the proposal to plant two (2) street trees along Pleasant Avenue. Tree removal, replanting and street trees shall be approved through the Shade Tree Commission.

### **Stormwater Management**

10. Stormwater management improvements and calculations are acceptable as submitted.
11. The seepage pits have been confirmed with a minimum separation distance of 50 feet to any onsite and offsite adjoining septic system.
12. The groundwater level will be evaluated during construction of any proposed stormwater management. Should the design and/or location prove necessary to revise; the applicant will be required to resubmit drainage calculations and accompanying Plot Plan in support of the revised drainage design.
13. The property owner is responsible for maintenance of the stormwater management facilities. The seepage pits shall be inspected at least twice annually, as well as after every rainfall event greater than 2 inches.
14. No runoff from this property shall affect any adjacent property both during and subsequent to construction. In the event a drainage problem persists, the applicant shall remedy the matter at his/her own cost.

### **Site Plans**

15. The maximum allowable roof ridge is calculated at 304.0 based on the existing lowest elevation of 269.0 along the southeast portion of the deck. The proposed roof ridge is elevation 303.6. This is compliant.
16. The proposed building and improvement coverages are indicated at 10.1% and 22.1% respectively. We concur with these compliant coverages.

A breakdown of all building and improvement coverages onsite will be required to be provided on an As-Built Survey, post construction, to verify conformance to the approved plans.

17. Approval of the new fencing shall be obtained from the Building Department.

### **Environmental**

18. The property contains the Pleasant Brook along its southern boundary. The 150 foot Riparian Buffer is mapped. NJDEP approval for this application is required. An application has been submitted.

Any Board and Borough approval shall be conditioned upon NJDEP approval.

### **Other Permits Required**

19. A Bergen County Soil Conservation Service Plan Certification has been obtained.
20. Board of Health approval has been obtained.
21. New Jersey Department of Environmental Protection (NJDEP) approval is pending.

### **Summary of Inspections/Submissions Required During Construction**

22. An inspection of all soil erosion control measures inclusive of silt fencing, tree protection fencing, stabilized construction access, etc. is required prior to the start of construction.
23. The drainage improvements must be inspected by the Engineering Department. Forty-eight hour notice is requested. Final approval and/or a C.O. will not be recommended for properties with stormwater management improvement not inspected.

24. The applicant shall submit, at the time of foundation completion, a foundation location survey inclusive of setback dimensions and tope of “Block” elevation to the Borough for review prior to any further inspections or approval by the Construction Department. Also, setbacks to proposed roof overhangs shall be indicated.
25. The applicant shall provide a Roof Ridge Elevation prepared by a licensed Surveyor upon completion of framing. Compliance verification with the allowable roof ridge elevation is required prior to commencement of roof sheathing and any further inspections or approval by the Construction Department.
26. An As-Built Survey is required, post construction.

This application is deemed complete.

This application will require Board presentation for variance approvals. If you should have any questions, please do not hesitate to contact Eileen Boland, P.E., or me.

Very truly yours,

BOSWELL ENGINEERING



Marisa A. Tiberi, P.E.  
Borough Engineer Representative

MAT/ajf

cc: Jim Dougherty, Construction Official  
Board of Health  
Shade Tree Commission  
Mr. James Maurer  
Conklin Associates  
Greenbelt Landscapes  
Thomas Ashbahian, AIA

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