

Memorandum

TO: ESTATE OF WILLIAM AND MARY COSGROVE

CC: UPPER SADDLE RIVER BOARD, DAY PITNEY LLP, MCNALLY, DOOLITTLE ENGINEERING LLC, PATRICIA DEMILIA, UPPER SADDLE RIVER BUILDING DEPARTMENT, LINDA MARMORA, ZONE COMPLIANCE, BOARD OF HEALTH

FROM: MARISA TIBERI, P.E.

DATE: MARCH 2ND, 2021

RE: **COSGROVE** – 20 BUTTONWOOD PLACE – BLOCK 905, LOT 5 – UPPER SADDLE RIVER.
OUR FILE NO. USRES-593.

Our office is in receipt of a revised Asbuilt Survey dated through 2-23-2021, prepared by McNally, Doolittle Engineering LLC. This Survey was received February 26th, 2021, via email.

The Borough had provided documents for this application from 2003, inclusive of addition and front portico plans, permits and reviews from the Borough Engineer (Schwanewede Hals) at that time.

Based on our review of the revised Asbuilt Survey and our initial review of February 4th, 2021, we offer the following:

1. The addition has a front minimum setback off of Cider Hill indicated at 48.7 feet to the roof overhang and 51.1 to the building foundation. This is not compliant to the 50 foot minimum requirement for the roof overhang. This requires variance approval.
2. The front portico has a confirmed front setback of 50.7 feet off of Buttonwood Place. This is compliant. The front steps have a confirmed front setback of 49.0 feet to the base of the steps. This is not compliant to the 50 foot minimum front setback requirement. However, the applicant has advised these steps were constructed in 1970 when the house was built and were NOT altered as part of the 2003 portico update/modification. This predates the ordinance confirmed from 1984, therefore acceptable to remain.
3. The 2003 approved addition was required to have roof leader connection to a 1000 gallon seepage pit. The seepage pit has been satisfactorily installed to date and passed our inspection. The location of the seepage pit is requested to be added to the final asbuilt as well as the connection piping. This information is NOT required for Board presentation.
4. We note there exists rock walls along the west side and north side of the property. Both these walls encroach onto the neighboring property to the west

(lot 6). They also encroach into the Right of Ways of Cider Hill and Buttonwood Place. For the private property, lot 6, the encroachment should be accepted in writing to remain by the affected property owner, or the encroachment should be removed. For the encroachment into the Right of Ways, technically Mayor and Council approval should be obtained. Lastly, these walls are within the 10 foot side yard No Disturbance Buffer and the 15 foot rear yard No Disturbance Buffer. These stacked rocks are acceptable to remain within the No Disturbance Buffers, but the private property encroachment needs to be addressed. The north sideyard rock wall has an encroachment of approximately 8 feet. The west rear yard rock wall has an encroachment of approximately 115 feet.

5. The maximum roof ridge allowable is calculated at elevation 129.4. The maximum roof ridge elevation is provided at 119.3. This remains well in compliance.
6. Final approval shall be obtained from the Board of Health if not done so to date.
7. The building coverage and lot coverages are provided at 7.2% and 13.9% respectively. Our office concurs with these compliant coverages.

The submission contains adequate technical information for Board presentation.