

# Memorandum

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**TO:** JENNOT ESTATES, CONKLIN ASSOCIATES

**CC:** UPPER SADDLE RIVER BUILDING DEPARTMENT, CODE COMPLIANCE OFFICER, LINDA MARMORA, AL LAPINSKI

**FROM:** MARISA TIBERI, P.E.

**DATE:** JULY 8<sup>TH</sup>, 2021

**RE:** **JENNOT ESTATES** – 52 PLEASANT AVENUE – BLOCK 1305, **LOT 3.04** – UPPER SADDLE RIVER. **OUR FILE NO. USRES-538.**

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Our office is in receipt of an Amended Plot Plan for the above referenced property dated through 7-7-2021, prepared by Conklin Associates.

This plan was received via email on July 7<sup>th</sup>, 2021.

Based on our review of this Amended Plan and our prior reviews of June 17<sup>th</sup>, 2021 and July 1<sup>st</sup>, 2021, we offer the following:

1. We reiterate the plan has been revised from the approved Site Plan to include an extensive retaining wall, relocation of one of the seepage pits, fencing realignment and the grading is modified. The proposed lot coverage is now indicated at 33.54%. This lot coverage would require a variance from the 30% maximum permitted.
2. This retaining wall constructed to date requires the following:
  - Variance approval for exceeding 4 foot in height. The wall has been modified. While the current wall information has a maximum height of 3.5 feet, the initial asbuilt survey of the wall recorded a maximum wall height of 4.7 feet.
  - Variance approval for the encroachment within the 10 foot east side yard No Disturbance Buffer.
  - Variance approval for the encroachment within the 15 foot rear yard No Disturbance Buffer.

This wall also requires stability calculations and if the wall receives all of the above noted approvals, the wall will require post construction certification.

3. The relocated seepage pit remains compliant to the 50 foot minimum separation distance to onsite and offsite septic systems. The relocation is acceptable.
4. The fencing realignment required approval from the building department for continued compliance to pool safety requirements.
5. The soil excavation is decreased from 1791 cubic yards to 1749 cubic yards. The fill is indicated as increased from 1888 cubic yards to 1995 cubic yards. The constructed retaining wall allows for the extended fill of the rear yard, rather than the initially approved sloping rear yard.
6. The rear yard area has been filled and raised in grade. The approved plan proposed a rear yard elevation of average 264, reducing to elevation 262 within the east rear corner area. The retaining wall constructed has an average elevation of 266.6, peaking at 269.
7. The plan maps this retaining wall as continuing from adjacent lot 3.01 back onto lot 3.04, within the east side 10 foot No Disturbance Buffer. This section of retaining wall would require a variance for location within the side yard No Disturbance Buffer. Elevations are not provided, therefore height compliance for this proposed wall section cannot be confirmed.
8. The Composite Plan issued for the entire subdivision maps for this individual lot is now consistent with this layout.
9. The building coverage is indicated at 14.4%. We concur with this compliant coverage.
10. The lot coverage is indicated at 33.54%. We concur with this coverage. This requires a variance. This exceeds the allowable by 1329 square feet. The wall is 1225 square feet of this overage.
11. The proposed roof ridge remains indicated at elevation 299.8 which is compliant to the maximum permitted with zero leeway. The applicant has confirmed this elevation remains valid. Therefore the proposed building remains height compliant.

Based on the above, **the initially imposed Stop Work Order for the entire site is modified to exclude the home.** The home elevations all remain unchanged on the plan and the roof ridge has been confirmed, remaining compliant.

This plan is technically complete for Board presentation.