



September 15, 2021

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

Re: Soil Moving Permit for a Pool – Missaghieh
3 Rustic Road
Block 1306, Lot 2
Borough of Upper Saddle River
Our File No. USRES-639

Dear Ms. Marmora:

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

- A plan entitled, “Pool Plan, Block 1306, Lot 2, 3 Rustic Road, Borough of Upper Saddle River, Bergen County, New Jersey”, dated through September 10, 2021, prepared by Rigg Associates, P.A.

This revised plan was received September 10, 2021 via email.

Based on our review of the above referenced plans and our initial reviews of July 8, 2021, August 24, 2021 and September 1, 2021, we offer the following:

General

1. The Applicant/Owner in this matter are:

Ramin and Diana Missaghieh
3 Rustic Road
Upper Saddle River, New Jersey 07458

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

2. The subject site is a developed lot located on the northern corner of Rustic Road and Knollwood Road. The property is located within the R-1 Residential Zone district and contains 37,581.5 square feet which is in conformance with the Borough minimum standard of 37,500 square feet. The lot is also fully conforming in configuration.

3. The applicant is proposing the following:
- An in-ground pool with walkway connection and patio.
 - Removal of existing fencing and installation of new fencing.
 - Pool equipment.
 - Removal of an existing rock wall and construction of a new block wall.
 - Relocation of a gas line.
 - New block retaining wall.
 - Drainage improvements.

Ex Nonconformities/Variances

4. With the information provided, the existing site development contains a variance. The improvements proposed contain variances. These are summarized as follows:
- a) The existing tiered stone wall requires a variance for the upper tier at a maximum constructed height of 4.5 feet. The applicant has confirmed this is proposed to be eliminated with regrading of 6 inches, resulting in a conforming 4 foot high wall, within this pool application.
- Elimination of this wall height variance will be confirmed with the Asbuilt Survey submission and site inspection.
- b) The pool is forward of the rear building line of the home, within the western side yard. This requires a variance.
- c) The patio proposed has a western side yard setback of 17.0 foot versus the 35 foot minimum requirement. This requires a variance.

This listing may not be complete. Additional non conformities and/or variances may be realized throughout the application process.

Soil Movement

5. The total quantity of soil excavation and fill are provided at 310 cubic yards and zero cubic yards respectively. A Soil Moving Permit will be required.
6. Silt fencing is satisfactorily addressed on the plans. The silt fencing must be embedded into the soil 6 inches and maintained throughout construction.
7. The construction access is proposed from Rustic Road through the front yard pervious area. A wheel cleaning blanket is addressed on the plan. Please be advised this must be effectively maintained throughout construction to avoid soil tracking onto the Borough roadway.
8. 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.

9. 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

10. Five (5) trees are proposed to be removed, within the construction access front yard area. A Tree Removal Permit is required.

Stormwater Management

11. Stormwater management improvements and drainage calculations are acceptable as provided for the increase in impervious coverage.
12. The seepage pit has been satisfactorily confirmed to have a minimum separation distance of 50 feet to any onsite or offsite septic field.
13. Should the design and/or location of the seepage pits prove necessary to revise; the applicant will be required to resubmit drainage calculations and accompanying Plot Plan in support of the revised drainage design.

14. 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.
15. 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

16. As previously requested, the fencing, as proposed, ties into the front building line of the home. The fencing needs to be clarified for maximum height and a detail provided to confirm compliance with Borough Ordinance. A six (6) foot high fence tying into the front line of the home would require a variance.

Additionally the fencing will require approval from the Building Department for compliance with pool safety regulations and requirements.

Lastly, the fencing appears proposed atop the wall. A fence and wall alignment construction detail shall be provided. The fencing and wall height combination must be confirmed for compliance.

17. The proposed lot coverage is provided at 22.1%. We concur with this compliant coverage.
18. A breakdown of all lot coverage onsite will be required to be provided on an As-Built Survey, post construction, to verify conformance to the approved plans.

Other Permits Required

19. Board of Health.

Summary of Inspections/Submissions Required During Construction

20. An inspection of all soil erosion control measures inclusive of silt fencing, tree protection fencing, stabilized construction access, etc., prior to the start of these modifications.
21. 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 seepage pits not inspected. If seepage pits are proposed the pits must be in place with all related piping before stone backfilling.

22. An As-Built Survey is required, post construction.

Please be prepared to address the fencing (Item 16) in Board presentation. This application remains recommended to be deemed complete. As submitted with variances, Board presentation and approval is required. Please coordinate with the Board Clerk for scheduling. If you have any questions please 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
Diana and Ramin Missaghieh
Rigg Associates, PA

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