



January 19, 2022

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

Re: Soil Moving Permit Approval – Kramer  
Revised Plan and Variance Application  
70 Rolling Ridge Road  
Block 915, Lot 25  
Borough of Upper Saddle River  
Our File No. USRES-594

Dear Ms. Marmora:

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

- Application to the Upper Saddle River Planning Board, with Addendum, dated January 12, 2022.
- Site Plan entitled “Plot Plan, Soil Erosion and Sediment Control Plan, Lot 25, Block 915, 70 Rolling Ridge Road, Borough of Upper Saddle River, Bergen County, New Jersey”, dated through December 2, 2021, prepared by Weissman Engineering Co., P.C.

This application and revised plan was received January 13, 2022 via email.

Based on our review of the above referenced revised Site Plan and our initial reviews of March 18, 2021, March 29, 2021 and April 1, 2021, we offer the following:

**General**

1. The Applicant/Owner in this matter is:

Lori Kramer  
92 Dimmig Road  
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 lot with intention for full demolition and redevelopment. The property is located on the south side of Rolling Ridge Road approximated 730 feet west of the intersection with Deerfield Lane. The property is located within the R-1 Residential Zone district. The property contains 40,583 square feet which is in conformance with the Borough standard of 37,500 square feet. The lot is technically non-conforming in configuration, with a lot width of 149.99 feet versus the 150.0 foot minimum requirement.
3. The applicant previously received approval for the following:
  - A new 2 story dwelling with attached three (3) car garage, front covered entry porch, partially covered rear multi-level patios, rear accesses and side accesses.
  - A new single access driveway off Rolling Ridge Road with a front turnaround area continuing to the garage access with a turnaround area. The existing depressed curb driveway access will be utilized.
  - Six (6) 1,000 seepage pits for roof leader, driveway and patio tie in.
  - Retainage of the existing septic disposal system within the southwest rear portion of the parcel.
  - Retainage of the existing well.
  - A rock wall at maximum 3.9 foot in height.
  - A block retaining wall at maximum 3.9 foot in height.
  - Multiple landscape block walls at maximum 2 foot in height.
  - Front, rear and side walkways and rear stepping stones.
  - Pool with partial patio surround and edge trough.
  - Retainage of an existing rock wall along the west side and south rear of the parcel.
4. The improvements are currently under construction.

5. The applicant seeks variance relief to permit the construction of the driveway and block wall to infringe into the 10 foot buffers along the western side of the property.

**Ex Nonconformities/Variances**

6. The existing site development contains non conformities. These are summarized as follows:
  - a) The existing rock wall and steps are partially located within the 15 foot rear No Disturbance Buffer. These are proposed to remain.
7. The applicant has revised (reconfigured) the driveway which has been expanded into the required 10 foot side yard minimum setback. A variance is required.
8. A retaining wall, 3.9 feet in height, is also proposed within the 10 foot side yard minimum setback. A variance is required.

**Soil Movement**

9. The total estimated quantity of soil excavation and fill in cubic yards is provided at 778 cubic yards and 340 cubic yards respectively. We concur with these estimates. A Soil Moving Permit will be required.
10. The silt fencing is acceptable as shown. Silt fencing must be embedded into the soil 6 inches and maintained throughout construction.
11. 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.

12. 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**

13. Eight (8) trees are proposed to be removed including one (1) 27" heritage tree within the Borough Right-of-Way. A Tree Removal Permit is required. All tree removal and restoration shall be approved through the Shade Tree Commission.
14. In accordance with Borough Ordinance Section 137-3A, a person erecting or constructing new buildings in the Borough shall plant shade trees in the street Right-of-Way abutting the property on which the new construction is located, planting one tree for every 50 feet of frontage of the property. The applicant has proposed three (3) shade trees along the property frontage as required. Approval for same must be obtained from the Shade Tree Commission.

**Stormwater Management**

15. Drainage calculations are acceptable as provided.
16. The seepage pits have all been confirmed as having a separation distance of more than 50 feet from septic disposal fields, both onsite and offsite.
17. The sump pump connection to the footing drain with discharge just outside of the 10 foot No Disturbance Buffer is acceptable provided the discharge does not adversely impact any neighboring properties. Should this adversely impact any neighboring property the property owner shall remedy the matter at her/her own cost.
18. The groundwater level must be evaluated during construction of the proposed seepage pits. 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.
19. 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.
20. 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**

21. As a new house construction, curbing must be installed along the lot frontage. The roadway contains existing curbing. The existing curbing is noted to remain with any damage to be replaced at the owner's expense. This is acceptable.
22. The maximum allowable roof ridge elevation of the dwelling calculates at 365.0 based on the lowest existing grade of 330.0 at the east side of the home. The proposed roof ridge elevation is indicated at 364.8. This is conforming with 0.2 feet of leeway. We caution the applicant to same. The engineer has confirmed no exterior basement access is proposed.
23. The proposed building and lot coverages are provided at 14.0% and 29.8%. 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.

24. The proposed fencing is indicated at 5 foot metal/aluminum fencing. The fencing will require approval from the Building Code Official for compliance to pool safety regulations.

### **Other Permits Required**

25. Planning Board approval.
26. A Bergen County Soil Conservation Service Plan Certification shall be provided.
27. Board of Health approval is required.

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

28. An inspection of all soil erosion control measures inclusive of silt fencing, tree protection fencing, stabilized construction access, etc. prior to the start of construction.
29. 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 improvements not inspected. Seepage pits must be in place with all related piping before stone backfilling.

30. The applicant shall submit, at the time of foundation completion, a foundation location survey inclusive of setback dimensions and top 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.
31. 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.
32. An As-Built Survey is required, post construction.

We take no exception to approval of these submitted plans. The applicant shall coordinate with the Board Clerk for scheduling this application before the Board. If you should have any questions, please do not hesitate to contact me.

Very truly yours,

BOSWELL ENGINEERING



Edward Senkevich  
Borough Engineer Representative

ES/ajf

cc: Jim Dougherty, Construction Official  
Board of Health  
Shade Tree Commission  
Lori Kramer  
Weissman Engineering Co., P.C.  
Jonathan Cantor

220119ajfL1.doc