

**APPLICATION TO
BOROUGH OF UPPER SADDLE RIVER
PLANNING BOARD**

SECTION I.

PLEASE PROVIDE THE FOLLOWING INFORMATION:

1. Name of Applicant(s): Housing Development Corporation of Bergen County
Telephone #: 201-336-7612 Fax#: 201-336-7605 E-Mail bialehdc@habcnj.org
2. Address of Applicant(s) One Bergen County Plaza, 2nd Floor, Hackensack, NJ 07601
3. Applicant is a: Corporation Partnership _____ LLC _____ Individual _____

DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% or more interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% or more ownership criterion have been disclosed. (Attach pages as necessary to fully comply). **See attached Ownership Disclosure Statement.**

Name: _____ Address _____ Interest _____

Name: _____ Address _____ Interest _____

4. Name, Address and Telephone/Fax Number of Applicant's Attorney: Karl P. Kemm, Esq., McManimon, Scotland & Baumann, LLC, 75 Livingston Avenue, Roseland, NJ 07068
Tel: 973-622-5166 Fax: 973-622-3941
5. Name, Address & Telephone/Fax Number of Applicant's Engineer: Robert L. Costa, PE,
Costa Engineering Corp., 325 South River Street, Hackensack, NJ 07601, 201-487-0015, Fax 201-487-5122
6. Name and Address of Owner of Premises: Borough of Upper Saddle River, 376 West Saddle River Road, Upper Saddle River, NJ 07458
(If other than applicant, consent of owner must be obtained and Sec 27, must be completed.)
7. Relationship of Applicant to Owner of Premises: Lessee
8. The property which is the subject of this application is known as
Block # 1002 Lot # 4.02
Address: 570 Route 17 North
Upper Saddle River, NJ 07458
9. The size of lot 7.809 acres.

10. Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
Yes (attach copies) As on Plans No _____ Proposed _____

11. Present use of the premises: Vacant land

12. Description of proposed change: Construction of a 70 unit affordable housing development

13. The Zoning District in which the property is located: AH-2B, Redevelopment Area Zone

14. Date of Acquisition of Property (owner): August 4, 2005

15. Description of present structure: n/a vacant land

16. Size of present structure(s) footprint n/a vacant land S.F.

17. Size of proposed addition footprint: (Proposed complete building)

(dimensions) 20,999 S.F. (height) 58.25 feet (no.of stories) 4 stories

18.	Current Structure	Proposed Structure	Requirements per Zoning Ordinance
Left Side Yard Setback	<u>n/a</u>	<u>25 feet (north side)</u>	<u>30.00 feet</u>
Right Side Yard Setback	<u>n/a</u>	<u>239.83 feet</u>	<u>30.00 feet</u>
Front Yard Setbacks	<u>n/a</u>	<u>n/a (land locked)</u>	<u>50.00 feet</u>
Rear Yard Setbacks	<u>n/a</u>	<u>450.08 feet</u>	<u>450.00 feet</u>
% of Building Coverage	<u>n/a</u>	<u>6.17%</u>	<u>10%</u>
% of Improvement Coverage	<u>n/a</u>	<u>23.36%</u>	<u>25-30%</u>
Height	<u>n/a</u>	<u>4 stys./58.25 feet</u>	<u>3 stys./35 feet</u>

19. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

- _____ Minor Subdivision Approval
- _____ Subdivision Approval (Preliminary)
- _____ Subdivision Approval (Final)

Number of lots to be created _____ Number of proposed dwelling units _____
(including remainder lot) (if applicable)

SITE PLAN:

- _____ Minor Site Plan Approval
- X (Amended) Preliminary Site Plan Approval (Phases (if applicable) _____)

X (Amended) Final Site Plan Approval (Phases (if applicable) _____)
Request for Waiver From Site Plan Review and Approval
Reason for request: See Plans and attached Application Narrative.

- _____ Appeal decision of an Administrative Officer (N.J.S. 40:55D-70a)
- _____ Map or Ordinance Interpretation of Special Question (N.J.S.40:55D-70b)
- _____ Variance Relief (hardship) (N.J.S. 40:55D-70c(1))
- 2 Variance Relief (substantial benefit) (N.J.S. 40:55D-70c(2))
- X (Amended) Variance Relief (use) (N.J.S. 40:55D-70d)
- _____ Conditional Use Approval (N.J.S. 40:55D-67)
- 1 Total Number of Variances Requested

20. Section(s) of Borough Ordinance from which a variance is requested: Section 150-15.2.B and 150-3 "Building" C walls

21. Waivers Requested of Development Standards and/or Submission Requirements: (attach additional pages as needed)
See Plans, and as previously granted, see, Resolution of the Planning Board adopted on March 22, 2018.

SECTION II.

22. Does the current owner or the applicant now own or have any interest in any other property which adjoins the property which is the subject of this application?

Yes _____ No X

If yes, describe the property by Block _____ and Lot _____

23. Has the property which is the subject of this application been the subject of any previous appeal, request, or application to this or any other Borough Boards or the Constructional Official?

Yes X No _____

If yes, state the nature, date and the disposition of said matter and attach any prior resolutions.

Originally approved by the Upper Saddle River Planning Board on March 22, 2018 with a variance for a building height of 4 stories/54.5 feet, and other relief.

SECTION III.

24. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises. An amendment to the proposed building height is requested, bulk valances for side yard set back and height f retaining wall and other site revisions, see Plans and attached Application Narrative.

25. Set forth any exceptional conditions of the property preventing the applicant from complying with the zoning ordinance. See response to item 26, below.

