



June 17, 2020

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

Re: Amended Major Site Plan – Variance
Housing Development Corporation of Bergen County
570 Route 17 North
Block 1002, Lot 4.02
Borough of Upper Saddle River
Our File No. USRES-416

Dear Ms. Marmora:

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

- A Plan entitled, “Site Plan – Geometry, 570 Route 17 North, Upper Saddle River, Block 1002, Lot 4.02, Bergen County, NJ”, prepared by Costa Engineering Corporation, dated through June 11, 2020.

This plan was received on June 11, 2020 via email.

Based on our review of the above referenced revised plan, the Board approval in 2018 and our latest correspondence of June 9, 2020 regarding this project, we offer the following:

General

1. The Owner in this matter remains as:

Borough of Upper Saddle River
376 West Saddle River Road
Upper Saddle River, New Jersey 07458

The Applicant in this matter remains as:

Housing Development Corporation of Bergen County
One Bergen Plaza, 2nd Floor
Hackensack, New Jersey 07601

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

2. The subject site is located within the Borough of Upper Saddle River, east of Route 17 North. The property is accessed through an access easement through the adjacent

Porcelanosa property. The property is located within the AH-2B Affordable Housing Zone. The parcel is bordered to the east and south by residential properties, to the west by Porcelanosa in the H-1R Highway Retail zone and to the north primarily by the IP, Industrial Park zone and partially the R-1 Residential zone.

This parcel, Lot 4.02, is owned by the Borough of Upper Saddle River and is designated, by Settlement Agreement with Apple Ridge USR, LLC, for 70 units of Affordable Housing.

There is an additional Contract for Sale of Effluent Flow Capacity, dated April 7, 2017, between the Borough of Upper Saddle River and Porven Real Estate, Inc. providing for the joint development and permitting of certain improvements on the Porven Real Estate property as well as this property Lot 4.02.

The parcel contains 7.809 acres and/or 340,163 square feet. The parcel does not front on any approved roadway but rather has access through an easement on the adjacent Porcelanosa tract which terminates in a cul-de-sac.

The project received Planning Board approval in 2018, most notably for a height variance of 57.25 feet and 4 stories.

Site Plans/Modifications

3. The applicant has revised the plans. The plan revisions are summarized as follows:
 - The building has been reduced from two buildings to one building and in square footage from the approved 26,580 square feet (7.81%) to 21,480 square feet (6.31%).
 - The retaining walls have been reduced in overall height from the variance approved 6 feet to 5.5 feet and from the variance approved 12 feet to 10 feet.
 - The total unit count remains at 70, however the breakdown of those units has been revised, including one two (2) bedroom unit.
 - The total number of parking spaces proposed remain at a compliant 71 spaces, however the parking is no longer proposed beneath the building but now proposed as surface parking.
 - The unit breakdown now proposed results in a reduction of sanitary sewer gallon per day (GPD) from the approved 9,540 GPD to 8,535 GPD. A Treatment Works Approval from the NJDEP remains applicable.

- The lot coverage has been increased from 78,143 square feet to 79,956 square feet and/or 23.51%. This remains compliant to the 25% maximum permitted.
- The building height has been increased 1 foot. A new height variance is being requested.

The Board's 2018 approval included a height variance approval of 57.25 feet and 4 stories. The current application is requesting a height variance of 58.25 feet, remaining with 4 stories.

The 2018 building height variance was determined from the lowest existing grade of 404.25 at the building's northeast rear corner. This resulted in a maximum permissible roof ridge elevation of 439.25

The proposed roof ridge in 2018 was elevation 461.50. This was a 22.25 foot exceedance variance. The post construction elevation along the building front was elevation 420.00. Therefore the building exposure/height would have been 41.50 foot post construction.

Now, the proposed roof ridge elevation has increased one foot from 461.50 to 462.50. The post construction elevation along the building front is raised to 421.00. Therefore the post construction building exposure/height remains at 41.50 foot. (The maximum permissible roof ridge elevation remains the same at 439.25.)

The maximum post construction building exposure will be 54.50 located at the northeast rear corner.

This new requested variance exceeds the allowable by 23.25 feet. This remains a "D" variance request.

- The rear yard building setback variance of 5 feet (445 feet) granted in 2018 has been eliminated. The building as currently proposed has a conforming rear yard setback of 450.08 feet, versus the 450.0 feet minimum requirement.
- The applicant is requesting a new side yard setback variance of 25.0 feet versus the 30.0 feet along the northern side yard.
- The applicant is requesting a new wall height variance of 5 feet for the wall along the northside access walkway.

The applicant shall be prepared to highlight all plan revisions and provide support for the new variance requests.

Variances

4. The proposed improvements contain multiple previously granted variances as outlined within the Site Plan – Geometry Plan Zoning Schedule. The new variances being requested are for the building height, at a proposed 58.25 foot, the 25.0 foot north side yard setback and the 5 foot wall along the north side yard.

Architectural Plans

5. The architect shall be prepared to summarize to the Board the building modifications, unit breakdown modifications and building height and setback variance modifications.

Site Plans

6. The applicant shall be prepared to present the landscaping and lighting modifications to accommodate the revised building and parking layout.
7. The application requires multiple outside agency approvals. The status of each shall be addressed in testimony.
8. These revised plans are recommended to have final sign off by the Fire Official and Police Department.

The submission is deemed complete. This application requires Board presentation for variance approvals. If you should have any questions, please do not hesitate to 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
Housing Development Corporation of Bergen County
Costa Engineering Corporation
Karl Kemm
DMR Architects

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