



March 25, 2020

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

Re: Variance Application – Savreski  
24 Ware Road  
Block 1012, Lot 11  
Borough of Upper Saddle River  
Our File No. USRES-146

Dear Ms. Marmora:

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

- A plan (1 sheet) entitled, “Variance Plan, Lot 11, Block 1012, 24 Ware Road, Upper Saddle River, New Jersey”, dated through March 12, 2020, prepared by Weissman Engineering Co., received March 19, 2020 via email.

Based on our review of the above referenced plan and our last review of January 18, 2018, we offer the following:

**General**

1. The Applicant/Owner in this matter is:

Svetozar (Steve) Savreski  
24 Ware Road  
Upper Saddle River, New Jersey 07458

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

2. A Soil Moving Permit was previously approved for construction of a new home and associated improvements inclusive of a pool and cabana on the subject site. In September 2015, the improvements were completed and the applicant submitted a Final As-Built Survey, as required. The as-built improvements were not constructed in conformance with the approved plan, however bonds were posted to address the outstanding items and a Certificate of Occupancy was issued.

The following items noted in our October 7, 2015 As-Built Review Memorandum remain outstanding and must be addressed at this time:

- The retaining wall constructed in the rear yard has varied heights, with a maximum height of 4 feet versus the maximum allowable height of 3 feet. This requires a variance. Please add this variance to the variance listing on the plan.
- Five (5) HVAC units had been constructed within the required side yard setbacks at 31.4 feet for the two (2) units on the east side and 32.7 feet for the three (3) units on the west side. The east side units are proposed to be relocated with an increased setback of 32.8 feet. Variances are being requested for these five (5) units.
- The fence had been installed forward of the rear building line within both side yards. The applicant is proposing to relocate the fence to a conforming location.
- Two (2) driveway piers exist at either side of the driveway. The piers require a variance for height having been constructed at an indicated 6.2 foot versus the 4 foot height maximum. A variance is requested.

The driveway piers require a variance for maximum dimension having been constructed at 36 inches versus the 32 inch maximum.

The eastern pier requires a variance for location at 0.62 feet versus the required two (2) foot setback from the Right-of-Way.

3. The applicant is proposing a new stairwell within the eastern side yard setback and nine (9) new 4 foot high concrete piers within the front yard setback.

### Variances

4. The proposed improvements contain variances. These are summarized as follows:
  - a) The two (2) eastern relocated HVAC units have a proposed side yard setback of 32.8 feet versus the required 35 feet (§150-15.A). A variance is required.
  - b) The proposed stairwell is located within the required eastern side yard setback. This setback is 32.6 feet versus the required 35 feet (§150-15.A). A variance is required.
  - c) There are nine (9) proposed piers within the front yard. There shall be a limit of two piers for any property and each pier shall be set back not less than two feet from the adjacent road Right-of-Way and shall be required to be entirely within the property lines (§150-19.F(3)). A variance is required for the total number of piers of eleven (11) onsite.

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- d) The lot coverage is proposed at 30.23% versus the 30% maximum. This calculates to an overage of 100.8 square feet. A variance is required.
- e) The stairway proposed is for a basement access. This creates a new proposed lowest grade of 277.0. This affects the maximum roof ridge which calculates at elevation 312.0. The house has a highest roof ridge at elevation 315.10. This therefore requires a 3.10 foot height variance.

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

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

The plan contains adequate technical information. The application requires Board presentation and approval for the multiple variances. The applicant shall coordinate with the Secretary to the Board for scheduling. If you should have any questions, please do not hesitate to contact Eileen Boland, P.E. or me.

Very truly yours,

BOSWELL ENGINEERING



*for*

Marisa A. Tiberi, P.E.  
Borough Engineer Representative

MAT/ajf

cc: Jim Dougherty, Construction Official  
Steve Savreski  
Jose Alberto Ortiz, Architect  
Weissman Engineering Co.

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