

BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD
INFORMATION, INSTRUCTIONS, AND APPLICATION FORM (l. revised 1/19)

I. GENERAL INFORMATION

- a) The Planning Board meets on the second Wednesday and fourth Thursday of each month at 7:00 p.m. in the Borough Hall, 376 West Saddle River Road. Hearings, motions and other procedures shall be considered in conformance to the “Municipal Land Use Laws of N.J”. Applicants will be heard in the order in which completed applications are filed with the Board Clerk. No new case will be heard after 9:30 P.M. and no additional testimony will be taken after 10:00 P.M.
- b) All corporate applicants must be represented by an attorney admitted to practice law in the State of New Jersey. Individual homeowners may proceed either with or without an attorney. However, if your request is complex, legal representation may prove helpful.
- c) All site plans, surveys and location drawings **must be properly folded**, drawn to scale, not less than one inch equals 50 feet, and shall show all properties within 200 feet of the subject properties and shall include:
- 1) North point
 - 2) Lot lines, with dimensions
 - 3) Lot area in total square feet or acreage to the nearest hundredth, (e.g. 13.57)
 - 4) Tax Map Block and Lot numbers
 - 5) Zoning district(s)
 - 6) Name of the road or roads on which the lot fronts
 - 7) Easements and right-of-way, if any
 - 8) Location of streams, if any
 - 9) Location of all existing buildings, if any
 - 10) Location of the proposed structure or change, showing the front, rear and side yard dimensions
 - 11) Building area allowed (draw lines showing required front, rear and side yard set backs)
 - 12) Location, arrangement and dimensions of parking area, driveway or service areas, if any
 - 13) Names of adjoining property owners
 - 14) Location of all buildings on all adjoining properties, (including set backs)
 - 15) Topography of property if a height or wall variance is requested
 - 16) Site plan to show all dimensions of all structures to property lines

NOTE: If the plot plan is prepared by other than a surveyor, engineer or architect, it must be accompanied by an affidavit certifying that all of the information shown on the plan is correct.

- d) The applicant in submitting the application consents to permitting the members of the Planning Board to visit the applicant’s property for the purpose of making themselves more familiar with the subject property and the neighborhood where the property is situated. The applicant should not discuss the application with individual

Board members when he/she visits the property. Stake out the boundaries of the structure for the variance requested.

e) The applicant and/or his/her attorney must attend the regular public meeting to present the application. He/She may call witnesses and present evidence. Questions may be asked of the applicant by members of the Board and the public. Members of the public will be given time to make comments on the application.

f) After the public hearings are completed, the Board may deliberate on the application just heard. If the Board determines, it may take appropriate action on the application at the same public meeting. The Board renders its decision in resolution form at the NEXT REGULAR MEETING. This is approximately one month from the time the case was closed. A copy of the resolution will be mailed to the applicant or attorney following its adoption. A notice of the decision will be placed in The Record by the Board Clerk.

II. INSTRUCTIONS

- a) All sections of the application form and attachments must be fully completed and typewritten or plainly printed. If any item is not applicable to the Applicant, it should be so indicated on the application form.
- b) Please pay particular attention to the required list of attachments (noted below). Incomplete applications will be returned.
- c) Once all items have been completed, please submit your application package to the **Planning Board Clerk, Linda Marmora, (201) 327- 8923 zoningusr@aol.com**
- d) It is imperative that you carefully follow the required procedures for notifying all property owners within 200 feet of your property, and for Publication of Notice. Please see sections IV and V for complete details. If proper service and publication are not completed, the Board will be unable to hear your application.

III. REQUIREMENTS

A hearing date cannot be scheduled until the following items are submitted to the Planning Board Clerk:

- a) (20) Copies of a fully completed application form
- b) Application Fee - **\$100.00** Bulk Variance (*per each variance*)
\$500.00 for Use Variance (residential & non-residential)

Appeals for errors in administrative decisions	\$100.00
Requests for interpretation of zoning map or ordinance	\$100.00
Hardship variance (pertaining to the shape and circumstances of the property only)	\$100.00
Minor subdivision with variance	\$200.00
Major subdivision & site plan approval with variance	\$200.00
Certification of property owners to be served notice (Prepared by Tax Assessor)	\$10.00
Engineering Escrow	\$2,000.00
Legal Escrow	\$2,000.00

****Additional Engineering, legal and expert fees escrows to be determined after review of application when same may be required.***

- c) 20 copies of the applicants survey and if applicable, twenty (20) **properly folded** plot plans, site plans, or subdivision plans, containing all information required in paragraph I (c) above showing the proposal and its dimensions.

- d) Certification from the Tax Collector that no taxes or assessments for local improvements are due or delinquent. (Sec. 190-74A (1) (g).
- e) Certification from the Engineering Department that the property is not in a flood zone.
- f) Statements as to any requirements for which waiver is sought, together with a statement of reasons why waivers should be granted.
- g) A copy of the Zoning Officer's letter of denial of your building application.

IV. NOTICE

The applicant is required by law to serve all property owners within 200 feet of the subject property with a notice (*Form N-1*) of the hearing ***NO LATER than 10 days prior to the hearing. (The date of the hearing does not count as one of the ten days)***. If any of the properties within 200 feet lie within another municipality, certification of property owners within 200 feet must be obtained from the Assessor of that municipality as well. Such notice shall be given by:

- (i) Serving the notice on the property owner, or his agent in charge and obtaining a signature on the list; or
- (ii) Mailing by certified mail, return receipt requested the notice to such person at the address shown on the tax duplicate.

If your property is within 200 feet of any adjoining municipality, notice must be given to the clerk of such municipality and to the County Planning Board.

If your property is adjacent to an existing County road or proposed road as shown on the official County map or the County Master Plan, adjoining other county land, or if your property is within 200 feet of a municipal boundary, you must give notice (Form N-1) by personal service or certified mail to the Bergen County Planning Board.

If your property is adjacent to a State Highway, you must give notice (Form N-1) by personal service or certified mail to the Commissioner of Transportation.

The applicant shall file a list of property owners served, and indicate the lot and block number of each owner served and designate the method of service on the form provided. The form shall be filled in completely, and the Affidavit of Service (Form N-3) shall be signed, notarized, and filed with the Board Clerk at least 7 days prior to the date of the scheduled hearing. To the Affidavit of Service shall be appended a completed form of notice, filled in as it was sent to the persons entitled to notice of the hearing. A copy of the certified list of persons to whom notice should be sent, as compiled by the appropriate administrative officer of the municipality in which the property is located, must also be attached to the Affidavit of Service. Where service has been made by certified or registered mail, the post office receipts must be post marked at the time they are mailed, and must be attached to the Affidavit of Service.

V. PUBLICATION

At least 10 days prior to the hearing date, the applicant shall **publish notice** (Form N-2) in the The Record, and shall **provide to the Board Clerk within 7 days prior to the hearing date**, an Affidavit of Publication and a copy of the notice that has been published.

PLANNING BOARD
UPPER SADDLE RIVER, NEW JERSEY
NOTICE OF HEARING TO PROPERTY OWNERS

TO WHOM IT MAY CONCERN:

PLEASE TAKE NOTICE that the undersigned has filed an application with the Planning Board of the Borough of Upper Saddle River for a variance and related approvals for the property located in the R-1 Zoning District at 24 Ware Road, designated as Block 1012, Lot 11. Applicants, Svetozar and Beata Savreski, wish to secure any and all approvals or permits as may be necessitated by ongoing construction of their new home/substantial addition on their property. Although the Applicants believed their new home conformed to all Upper Saddle River Zone Code criteria, it was discovered in April that the ridge of the home exceeded the Borough Height Ordinance (Section 150-15.A) by approximately 8 inches. All other aspects of their new home construction comply with Borough Codes.

As such, the variances, waivers and/or exceptions requested by the Applicant from the Upper Saddle River Zoning Ordinance are as follows:

- (1) Section 150-8- Zoning Compliance Required – a pier shall have maximum height of four feet, measured from the lowest average grade to the top of the monument, upon which may be located a decorative fixture which shall not extend more than 30 inches from the top of the pier. The total square footage of each pier shall not exceed 6.25 square feet with maximum dimensions of 32 inches. The footprint shall not exceed 32 inches regardless of shape. 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 property lines. In cases where the right-of-way is less than the minimum established by applicable regulations, piers shall be located at least 10 feet from the edge of the pavement. (Reference 150-19(F) – (3) Piers.)
- (2) Section 150-8 Zoning Compliance Required – five (5) HVAC units are within the side yard setback.
- (3) Section 150-8 Zoning Compliance Required – proposed new stairwell within the eastern side yard setback and nine (9) new 4 foot concrete piers within the front yard setback.
- (4) Although it is Applicants' belief that no other variances, waivers or other relief is needed, Applicants request such other variances, waivers or other approvals or relief as may be required in connection with the proposal to complete their home.

A public hearing has been set down for _____, 2020 at 7:00 p.m. in the Municipal Building, 376 West Saddle River Road, Upper Saddle River, New Jersey and when the case is called you may appear either in person, or by agent or attorney, and present any objections which you may have to the granting of relief sought in the application.

All documents relating to this application may be inspected by the public between the hours of 9:00 a.m. and 3:00 p.m. in the office of the Planning Board Clerk in the Municipal Building.

Svetozar and Beata Savreski, Applicants

BY: _____

James J. Delia, Esq.
Wells, Jaworski & Liebman, LLP
12 Route 17 North
Paramus, New Jersey 07652
(201) 587-0888
Attorney for Applicants

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

SECTION I.

PLEASE PROVIDE THE FOLLOWING INFORMATION:

1. Name of Applicant(s): Svetozar and Beata Savreski

Telephone #: c/o (201) 587-0888 x6403 Fax#: (201) 587-8845 E-Mail jdedia@wellslaw.com

2. Address of Applicant(s) 24 Ware Road

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).

N/A

Name: _____ Address _____ Interest _____

Name: _____ Address _____ Interest _____

4. Name, Address and Telephone/Fax Number of Applicant's
Attorney: James J. Delia, Esq., 12 Route 17 North, Paramus, NJ 07653; Tel: (201) 568-0888 x6403; Fax: (201) 587-8845

5. Name, Address & Telephone/Fax Number of Applicant's Engineer: Robert J. Weissman, P.E., L.S., 686 Godwin Ave., Midland Park, NJ 07432

6. Name and Address of Owner of Premises: Same as Applicant
(If other than applicant, consent of owner must be obtained and Sec 27, must be completed.)

7. Relationship of Applicant to Owner of Premises: _____

8. The property which is the subject of this application is known as

Block # 1012 Lot # 11
Address: 24 Ware Road
Upper Saddle River, NJ

9. The size of lot 1+ acres.

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

*Plan notes wetlands restrictions/buffer in rear yard.

11. Present use of the premises: _____

12. Description of proposed change: Request approval for existing conditions _____

13. The Zoning District in which the property is located: R-1 _____

14. Date of Acquisition of Property (owner): February 2014 _____

15. Description of present structure: Single Family home _____

16. Size of present structure(s) footprint N/A _____ S.F.

17. Size of proposed addition footprint: N/A
(dimensions) _____ S.F. (height) _____ (no. of stories) _____

18.	Current Structure	Proposed Structure	Requirements per Zoning Ordinance
Left Side Yard Setback	_____	_____	_____
Right Side Yard Setback	SEE EXHIBIT "A"		_____
Front Yard Setbacks	_____	_____	_____
Rear Yard Setbacks	_____	_____	_____
% of Building Coverage	_____	_____	_____
% of Improvement Coverage	_____	_____	_____
Height	_____	_____	_____

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

_____ Preliminary Site Plan Approval (Phases (if applicable) _____)

_____ Final Site Plan Approval (Phases (if applicable) _____)
_____ Request for Waiver From Site Plan Review and Approval

Reason for request: _____

- _____ 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))
 Variance Relief (substantial benefit) (N.J.S. 40:55D-70c(2))
_____ Variance Relief (use) (N.J.S. 40:55D-70d)
_____ Conditional Use Approval (N.J.S. 40:55D-67)
_____ Total Number of Variances Requested

20. Section(s) of Borough Ordinance from which a variance is requested: _____

21. Waivers Requested of Development Standards and/or Submission Requirements: (attach additional pages as needed) 150-8 (pier wall, HVAC units, new stairwell, concrete piers) _____

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

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 No _____

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

SEE ATTACHED NOTICE OF ABATEMENT ATTACHED HERETO AS EXHIBIT "B"
RESOLUTIONS TO FOLLOW.

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.

Applicant has installed certain accessory features as set forth in further detail in the Notice of Abatement as attached as Exhibit "B".

25. Set forth any exceptional conditions of the property preventing the applicant from complying with the zoning ordinance.

Applicant will provide proofs of hardship at the time of the public hearing.

26. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance.

All requested variances do not affect any neighbors and are negligible.

27. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

(If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this
10th day of APRIL, 2020

Anita

NOTARY PUBLIC Anita Kitanovski
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 01.03.2023

Svetozar and Beata Savreski

PRINTED NAME OF APPLICANT

Svetozar and Beata Savreski

SIGNATURE OF APPLICANT

28. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

(If the owner is a corporation this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this
10th day of APRIL, 2020

Anita

NOTARY PUBLIC

Anita Kitanovski
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 01.03.2023

Svetozar and Beata Savreski

PRINTED NAME OF APPLICANT

Svetozar and Beata Savreski

SIGNATURE OF APPLICANT

EXHIBIT "A"

ZONING REQUIREMENTS (R-1 Residential Zone)			
ITEM	REQUIRED	EXISTING	PROPOSED
Lot Area	37,500 sf.	43,808.7 sf.	43,808.7 sf.
Lot Width	150 ft.	150.0 ft.	150.0 ft.
Lot Depth	150 ft.	283.74 ft.	283.74 ft.
Front Yard	50 ft.	61.99 ft.	61.99 ft.
Side Yard	35 ft.	36.19 ft.	32.6 ft. **
Rear Yard	35 ft.	148.10 ft.	148.10 ft.
Building Height	35 ft.	30.6 ft.	38.1 ft. **
Building Coverage	15 %	11.73%	11.83%
Lot Coverage	30%	29.85%	30.23% **

** Variance Requested

<u>VARIANCES REQUESTED:</u>
a) AC Units in Side Yard 32.8' Proposed vs. 35' Required. (Both Sides)
b) Two Exist. Driveway Piers Max. Height 6.2' Proposed vs. 4' Max. Allowed
c) Exist. Eastern Driveway Pier Offset 0.62' Constructed vs. 2' Required
d) Stairwell in Side Yard Setback 32.6' Proposed vs. 35' Required
e) Lot Coverage 30.23% Proposed vs. 30% Required
f) Ridge Height Prop. Stairway 38.1' Proposed vs. 35' Required

Borough of Upper Saddle River

Office of Code Enforcement

376 West Saddle River Road
Upper Saddle River, NJ 07458
201-934-3970

Notice of Abatement

Svetozar & Beata M Savreski
24 Ware Road
Upper Saddle River, Nj 07458
REGULAR MAIL and
CERTIFIED MAIL – RETURN RECEIPT
7017 3380 0000 1871 5630

According to the Tax Map, owner of property located at
24 Ware Road,
Borough of Upper Saddle River

Block 1012 Lot 11

Please take notice that an inspection of the above property on 02/05/2020 disclosed the following violation(s) of the Zoning Ordinance and/or the Property Maintenance Ordinance of the Borough of Upper Saddle River:

150-8 – Zoning Compliance Required - a pier shall have maximum height of four feet, measured from the lowest average grade to the top of the monument, upon which may be located a decorative fixture which shall not extend more than 30 inches from the top of the pier. The total square footage of each pier shall not exceed 6.25 square feet with maximum dimensions of 32 inches. The footprint shall not exceed 32 inches regardless of shape. 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. In cases where the right-of-way is less than the minimum established by applicable regulations, piers shall be located at least 10 feet from the edge of the pavement. (Reference 150-19 (F) – (3) Piers.)

150-8 – Zoning Compliance Required - the retaining wall constructed in the rear yard is above the maximum 3 foot allowable.

150-8 – Zoning Compliance Required - the fence was installed forward of the rear building line and is located within the wetlands onsite.

150-8 – Zoning Compliance Required - five (5) HVAC units are within the side yard setback.

150-8 – Zoning Compliance Required - proposed new stairwell within the eastern side yard setback and nine (9) new 4 foot concrete piers within the front yard setback.

A variance application was started at the end of February 2017 and a Public Hearing started on April 26, 2018. The application was then carried to the May 24, 2018 meeting; however there has been no correspondence from you or your attorney since the end of May 2018. The issues outlined above and in the attached documents still exist and must be addressed.

In addition, the Temporary Certificate of Occupancy expired as of 2/13/2016 and there are multiple outstanding permits which need to be satisfied.

The Borough of Upper Saddle River will issue summonses and reserves the right (§36-4) to REMOVE these violations, recover costs and charge the lands of the owner affected by means of lien(s) upon the land to be added and become part of the taxes assessed and levied upon the lands, bear interest at the same rate as other taxes and shall be enforced and collected in the same manner as taxes.

NOTICE IS HEREBY GIVEN TO YOU:

1. To abate said violation by 03/05/2020.
2. Failure on your part to comply will result in a summons being issued to you compelling you to appear before the magistrate in an action for the collection of a penalty as prescribed by law.
3. If you intend to bring your property into compliance with the code but cannot meet the stated deadline, or if you believe that you are not in violation of the Ordinance, please contact the Zoning Official immediately.

G.Falotico, Inspector

Date

W/attachments

March 16, 2017 Letter from Boswell Engineering
October 17, 2017 Letter from Boswell Engineering
January 18, 2018 Letter from Boswell Engineering
List of Permit Applications; Block 1012 – Lot 11

LIST OF APPLICATIONS

Block 1012 and Lot 11

January, 29 2020 10:16:30AM

Control No	App Date	Per No	Update No	CCO No	CCO Dt	Close Dt	Block	Lot	Qual	Description	
Owner name	App Type	Site Address	Owner Address								
Permt	Alt Const	Bldg Elec Cost Demol	Fire Plumb Elev	CA Date	Mech Cfee	Bfee Badm Hfee	Mun Wvld EFee EAdm	All Wvld FFree FAdm Gfee	Pfree PADM	Use Grp Elev Fee VAdm TFree Sfee	CCO Fee CO Fee Tot Fee
5474	12/02/1997	19970591	12/02/1997	0			1012	11		REPLACE GAS WTR HTR	
IR, BAER		24 WARE ROAD	24 WARE ROAD					R-3			
1.00	0.00		Yes		\$0.00	\$0.00	\$35.00	\$0.00	\$0.00	\$0.00	
0.00	\$ 598.00	\$ 0.00			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
3596	04/24/2006	20060176	04/24/2006	0			1012	11			
AWLI,ROBERT G.		24 WARE ROAD	24 WARE ROAD					R-5		Demolition of a Single Family Dwelling	
1.00	0.00	Yes			\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
0.00	\$ 0.00	\$ 12500.00			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
3661	05/11/2006	20060221	05/11/2006	0			1012	11			
AWLI,ROBERT G.		24 WARE ROAD	24 WARE ROAD					R-5		Footings & Foundation	
1.00	0.00	Yes			\$40.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
0.00	\$ 2000.00	\$ 0.00			\$0.00	\$0.00	\$0.00	\$0.00	\$3.00	\$0.00	
3674	05/15/2006	20060341	07/21/2006	0			1012	11			
Ware Rd. LLC		24 WARE ROAD	155-161 Pennsylvania Avenue					R-5		New Single Family Dwelling	
19,269.00	6,654.00	Yes Yes	Yes Yes		\$2982.00	\$306.00	\$356.00	\$919.00	\$0.00	\$316.00	
377500.00	\$ 0.00	\$ 0.00			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120.00	
4012	09/19/2006	20060462	09/19/2006	0			1012	11			
Ware Road LLC		24 WARE ROAD	155-161 Pennsylvania Avenue					R-5		100 amps temporary service	
1.00	0.00	Yes			\$0.00	\$46.00	\$0.00	\$0.00	\$0.00	\$0.00	
0.00	\$ 500.00	\$ 0.00			\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	
1609	01/23/2014	0		0			1012	11			
AWLI,ROBERT & FADIA		24 WARE RD	24 WARE RD					R-5		Residential CCO #14-004	
1.00	0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
0.00	\$ 0.00	\$ 0.00			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

Control No	App Date	Perno	Site Address	Per dt	Update No	CCO No	CCO Dt	Close Dt	Block	Lot	Qual	Description	CCO Fee				
Owner name			Bldg Elec	Fire Plumb Elev	Owner Address		Mech Cfee	Bfee Badm Hfee	MunWvd EFee EAdm	All Wvd FFee FAdm	PADM	Use Grp Elev Fee Vadm	Mfee MAdm	Tr Fee Alt Fee	CO Fee		
App Type			Cost Demol	CO Date CA Date								Hfee				Tot Fee	
1780	03/26/2014	20060341	24 WARE RD	04/28/2014	2	155-161 Pennsylvania Avenue		\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$0.00	\$0.00	\$0.00	\$0.00	Update building, electric, fire, plumbing and owner
1.00	0.00	Yes	Yes	Yes	Yes		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
0.00	\$ 0.00	\$ 0.00	\$ 0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2230	07/25/2014	20060341	24 WARE ROAD	08/08/2014	3	15-161 Pennsylvania Avenue		\$0.00	\$1310.00	\$75.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	update electric and fire
1.00	0.00	Yes	Yes	Yes	Yes		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
0.00	\$ 0.00	\$ 0.00	\$ 0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2445	09/19/2014	20140597	24 WARE RD	10/27/2014	0	27 WARE RD		\$300.00	\$415.00	\$100.00	\$165.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	inground pool
0.00	0.00	Yes	Yes	Yes	Yes		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
0.00	\$ 72700.00	\$ 0.00	\$ 0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$138.00	\$0.00	\$0.00	
2570	10/27/2014	20140597	24 WARE RD	10/27/2014	1	27 WARE RD		\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	electric for generator
0.00	0.00	Yes	Yes				\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
0.00	\$ 20000.00	\$ 0.00	\$ 0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4.00	\$0.00	\$0.00	
3514	09/08/2015	20060341	24 WARE ROAD	09/16/2015	5	155-161 Pennsylvania Avenue		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	POOL FENCE
0.00	0.00	Yes	Yes				\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
1000.00	\$ 0.00	\$ 0.00	\$ 0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
3543	09/15/2015	20060341	24 WARE ROAD	09/16/2015	6	155-161 Pennsylvania Avenue		\$0.00	\$100.00	\$0.00	\$185.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	update plumbing and electric
0.00	0.00	Yes	Yes				\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
3700.00	\$ 0.00	\$ 0.00	\$ 0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$285.00	

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BOSWELL ENGINEERING

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January 18, 2018

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 October 10, 2017, revised through January 2, 2018, prepared by Weissman Engineering Co., received January 16, 2018.

Based on our review of the above referenced plan and our last review of December 20, 2017, 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 a maximum height of 4 feet versus the maximum allowable height of 3 feet. The applicant is now requesting a variance.
- 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 now being requested for these five (5) units.
- The fence had been installed forward of the rear building line. A variance is required.
- 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 now being requested. (We note the piers were measured by the building department at 7 foot 6 inches in height.)

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 less than the required two (2) foot setback from the Right-of-Way.

This summarizes the variance conditions constructed to date.

3. The applicant is now 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, set back at one foot from the Right-of-Way versus the minimum two foot setback requirement from the Right-of-Way. There shall be a limit of two piers for any property and each pier shall be set

Ms. Linda Marmora
January 18, 2018
Page 3

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 and for the location of ten (10) of these piers at less than 2 foot from the Right-of-Way.

- d) The lot coverage is proposed at 30.23% versus the 30% maximum. This calculates to an average 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.

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

Summary of Inspections/Submissions Required During Construction

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

The plan contains adequate technical information and is recommended to be deemed complete. The applicant shall coordinate with the Secretary to the Board to schedule the application. If you should have any questions, please do not hesitate to contact Eileen Boland, P.E. or me.

Very truly yours,

BOSWELL McCLAVE ENGINEERING



Marisa A. Tiberi, P.E.

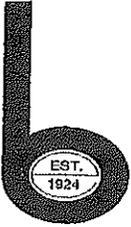
Borough Engineer Representative

MAT/ajf

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

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October 17, 2017

*Check Plans
10/15/17*

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 October 10, 2017, prepared by Weissman Engineering Co.

Based on our review of the above referenced plan and our prior memorandum of October 7, 2015 and review of March 16, 2017, 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 a maximum height of 4 feet versus the maximum allowable height of 3 feet. The applicant is now requesting a variance.
- 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 now being requested for these five (5) units.
- The fence had been installed forward of the rear building line. A variance is required. The plan shall be revised to include this variance.
- Two (2) driveway piers exist at either side of the driveway. The piers require a variance for height having been constructed at 5 foot versus the 4 foot height maximum. A variance is now being requested.

The driveway piers require a variance for maximum dimension having been constructed at 36 inches versus the 32 inch maximum. The plan shall be revised to include this variance.

The eastern pier requires a variance for location at less than the required two (2) foot setback from the Right-of-Way. The plan shall be revised to include this variance.

3. The applicant is now proposing a new stairwell within the eastern side yard setback and nine (9) new 4 feet 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, set back less than two feet from the adjacent road Right-of-Way. 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 and for the location of ten (10) of these piers at less than 2 foot from the Right-of-Way. The plan shall be revised to include this variance.
- 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.

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

Summary of Inspections/Submissions Required During Construction

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

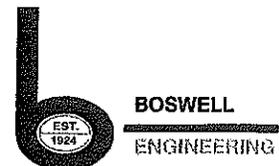
Please address the above on a revised plan submission prior to recommended presentation before the Planning Board. If you should have any questions, please do not hesitate to contact Eileen Boland, P.E. or me.

Very truly yours,

BOSWELL McCLAVE ENGINEERING


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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March 16, 2017

RECEIVED

BOROUGH OF UPPER SADDLE RIVER
PLANNING BOARD

Ms. Linda Marmora
Planning Board Clerk
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, "24 Ware Road, LLC, 24 Ware Road, Upper Saddle River, New Jersey, Title: Site Plan" dated February 27, 2017, prepared by Jose Alberto Ortiz Architect.
- An Application to Borough of Upper Saddle River Planning Board, dated February 28, 2017.

Based on our review of the above referenced documents and our prior review memorandum of October 7, 2015, we offer the following:

General

1. The Applicant/Owner in this matter is:

Svetozar 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 is indicated at a maximum height of 4 feet versus the maximum allowable height of 3 feet. This wall must be lowered to remain in conformance to Borough standards or a variance is required.
 - Five (5) HVAC units have been constructed within the required side yard setbacks at approximately 31 feet versus the required 35 feet. Variances are required for these units to remain.
 - The fence has been installed forward of the rear building line. Also, this fence is located in the required wetlands onsite. This fence shall be relocated outside the limits of the mapped wetlands as well as in line with the rear building line or a variance is required.
3. The applicant is now proposing a new stairwell within the side yard setback and nine (9) new 4-foot high concrete piers within the front yard setback.

Site Plan

4. The plan provided is not to scale. The applicant must address on a revised plan submission.
5. The plan consists of a copy of the approved Plot Plan from 2014 prepared by Weissman Engineering Co. as the background image with new improvements superimposed onto this plan. The Final As-Built Survey referenced above contains more recent information and indicates that the lot's development is not consistent with the 2014 approved plan. Therefore, the applicant shall submit a revised plan that contains accurate as-built information.
6. The side yard setback measured to the proposed stairwell is not indicated on the plan. The applicant must address on a revised plan submission.

7. The proposed elevation at the bottom of the new stairwell is not indicated on the plan. The applicant is required to provide this information as this may affect the maximum allowable roof ridge elevation. The applicant must address on a revised plan submission.

Variances

8. The proposed improvements contain variances. These are summarized as follows:
- a) The as-built HVAC units have side yard setbacks at approximately 31 feet versus the required 35 feet (§150-15.A). A variance is required.
 - b) The proposed stairwell is located within the required side yard setback. This setback has not been indicated on the plan but appears to be approximately 32 feet versus the required 35 feet (§150-15.A). A variance is required.
 - c) There are nine (9) proposed piers within the front yard, set back less than two feet from the adjacent road right-of-way. 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.

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

Summary of Inspections/Submissions Required During Construction

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

Revised plans are required prior to scheduling this application for presentation before the Planning Board. If you should have any questions, please do not hesitate to contact Eileen Boland, P.E. or me.

Very truly yours,

BOSWELL McCLAVE ENGINEERING



Nicole A. Ogrosso, P.E.
Borough Engineer Representative

NAO/ik

cc: Jim Dougherty, Construction Official
Svetozar Savreski
Jose Alberto Ortiz, Architect
170316ikL1

