

Memorandum

TO: Upper Saddle River Planning Board

CC: Angel Leon, Upper Saddle River Building Department, Linda Marmora, Karen Arent, R.L. Engineering Inc.

FROM: Marisa Tiberi, P.E.

DATE: October 16th, 2020

RE: **LEON** – 15 ARROWHEAD DRIVE – Block 920, Lot 7 – UPPER SADDLE RIVER. **OUR FILE NO. USRES-512.**

Our office is in receipt of a plan entitled, "Tree Removal, Preservation Planting & Fence Plan" dated through October 13th, 2020, prepared by K.A.L.A.

This plan was received via email on October 16th, 2020.

Based on our review of this plan, the approved site plan on file, the plan submitted for variance approvals and our last report of September 24th, 2020, we offer the following:

1. The applicant has clarified the proposal of two types of fencing. The fencing proposed along the southern side yard and along the west rear yard tying into the neighbors wood fence, is specified as a 6 foot tall chainlink fence with black pvc fabric, rails and posts. In accordance with Section 150-19 F(1)b, and Ordinance #10-19, permitting 4 foot high (versus the prior 3 foot high) fencing and walls, this fencing is compliant.
2. The second type of fencing proposed along the front yard areas, from the side yard chain link fencing, tying into the home is 6 foot high granite aluminum, open, black fencing. On the north side, this fencing is compliant as it ties into the rear building line of the home. On the south side, as per Section 150-19F(1)b, this fencing requires a variance for height in excess of 4 foot tying into the front building line. It is the combination of a 6 foot tall fence tying into the front building line which requires the variance. If the fence were 4 foot high, it would be permitted to tie into the front of the building. If the fence remained at 6 foot high, it would be permitted if it tied into the rear building line.
3. The south side yard chain link fencing toward the rear "crosses" over the neighbors (lot 16) fencing in the area where the neighbor's fence

encroaches onto this property. Please be prepared to clarify the intention in this area.

4. The proposal to tie into the neighbor's (lot 7) wood fence will require permission from them as a slight portion of this fencing will encroach onto their property.
5. We reiterate the fencing will require approval from the Building Department for compliance to pool safety requirements.

The applicant shall be prepared to summarize the fencing proposal to the Board and support the variance request.