



July 28th, 2020

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

Re: Soil Moving Permit w/ Variance – Edelman
30 Blue Spruce Drive
Block 704, Lot 28
Borough of Upper Saddle River
Our File No. USRES-551

Dear Ms. Marmora:

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

- A plan entitled, “Site Plan of Property at 30 Blue Spruce Drive, Borough of Upper Saddle River, Bergen County, New Jersey”, dated through July 6th, 2020, prepared by Kent Rigg Engineering & Land Surveying, LLC.

This revised Site Plan was received July 27th, 2020, via email.

Based on our review of the above referenced revised plan and our initial review of June 22nd, 2020, we offer the following:

General

1. The Owner in this matter is:

Jeff Edelman
30 Blue Spruce Drive
Upper Saddle River, NJ 07458

The Applicant in this matter is:

Backyard Oasis Pool & Spa
c/o Bill Butler
110 E. 27th Street
Paterson, NJ 07514

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

2. The subject site is a developed lot located on the south side of Blue Spruce Drive at the eastern intersection with Clover Lane. The property is located within the R-1 Residential Zone District and contains 37,602 square feet (sf) which is in conformance with the Borough minimum standard of 37,500 square feet.
3. The applicant is proposing a new pool with partial patio surround, pool equipment, fencing, removal of a portion of driveway and wall and a new walkway from the existing deck to the pool.

Existing Non Conformities/Variances

4. The existing site improvements contain non conformities. The proposed improvements contain a variance. These are summarized as follows:
 - a) The existing driveway off Clover Lane is non conforming, within the 15 foot minimum rear yard No Disturbance Buffer and within the rear 35 foot setback, with an approximated setback of 6 feet. This is proposed to remain.
 - b) The existing deck is non conforming within the required minimum 35 foot rear yard setback with an approximated setback of 32 feet. This is proposed to remain.
 - c) The existing walkway from the driveway across the rear yard is non conforming within the 15 foot rear yard No Disturbance Buffer and rear 35 foot setback at an approximated 14 foot setback. This is proposed to remain.
 - d) The proposed pool requires a variance for location forward of the home's rear building line.

Site Plan

5. The proposed lot coverage is indicated at 20.8%. We concur with this compliant coverage. This remains in conformance to the Borough standard of maximum 30%.

A breakdown of all coverage onsite will be required on a Final As-Built Survey, post construction, to verify conformance to the proposed plan.
6. The fencing will require approval from the Building Code Official for compliance with pool safety standards. Additionally, the new fencing enclosing the existing air conditioning units and new pool equipment will require approval from the Building Department.

Stormwater Management

7. The application is exempt for stormwater management since the overall lot coverage is reducing from 21.0% to 20.8%.
8. No runoff from this property shall affect any adjacent properties both during and subsequent to construction. In the event a drainage problem persists, the applicant shall remedy the matter at his/her own cost.

Soil Movement

9. The total estimated quantities of soil excavation and fill are provided at 290 cubic yards and 40 cubic yards respectively. Our office concurs with these estimates. All excess excavation shall be removed offsite. A Minor Soil Moving Permit is required.
10. As noted on the plans, silt fencing is required along all down gradient areas of disturbed soil. Silt fencing must be embedded into the soil 6 inches and maintained throughout construction.
11. Any soil tracked onto the street must be immediately removed. If tracked soil remains overnight, the DPW shall remove it and assess the applicant for those costs.

The Borough will not tolerate any offsite silt and soil tracking. Any breach of silt controls will result in an immediate Stop Work Order being issued until all soil erosion controls are repaired and replaced.

12. Any roadway, curbing, or storm inlets along the property frontage damaged due to construction activities shall be repaired by the applicant to the satisfaction of the Borough's Construction and Engineering Departments.

Tree Removal/Preservation

13. No trees are proposed for removal.

Other Permits

14. A Bergen County Soil Conservation Service Plan waiver has been obtained.

Summary of Inspections/Submissions Required During Construction

15. An inspection of all soil erosion control measures inclusive of silt fencing, tree protection fencing, stabilized construction access, etc. prior to the start of construction.
16. An As-Built Survey is required, post construction.

This application is deemed complete at this time.

As submitted with a variance, this application requires Board approval. Please coordinate with the Board clerk 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



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

MAT/ajf

cc: Jim Dougherty, Construction Official
Board of Health
Edelman Residence
Kent Rigg Engineering & Land Surveying, LLC

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