



September 10, 2020

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

Re: Soil Moving Permit – Williams
520 West Saddle River Road
Block 204, Lot 27
Borough of Upper Saddle River
Our File No. USRES-554

Dear Ms. Marmora:

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

- A plan entitled, “Pool Grading Plan for Williams Residence, Lot 27, Block 204, Borough of Upper Saddle River, Bergen County, New Jersey”, dated through August 23, 2020, (per NJDEP 08-23-2020 report) prepared by Mark Mantyla, P.E.

This plan was received September 3, 2020 via email.

Based on our review of the above referenced plan and our prior reviews dated June 23, 2020 and September 1, 2020, we offer the following:

General

1. The Applicant/Owner in this matter is:

Mr. Williams
520 West Saddle River Road
Upper Saddle River, NJ 07458

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

2. The subject site is a developed lot located on the east side of West Saddle River Road across from the intersection with Stonegate Road. The property is located within the R-1 Residential Zone District and contains approximately 59,240 square feet (sf) which is in conformance with the Borough standard of 37,500 square feet.

The property contains a portion of a 70 foot wide drainage easement across the rear of the parcel, encompassing the West Branch Saddle River. The property contains wetlands and has Flood Hazard impact throughout the rear of the parcel.

3. The applicant is proposing a new pool, retaining wall, new split rail fencing, pool equipment and removal of a portion of existing chain link fencing.

Existing Non Conformities/Variances

4. With the information provided, the existing site improvements do not contain any non conformities. The proposed improvements contain a variance. This is summarized as follows:
 - a) The proposed pool requires a variance with a side yard setback of 21.0 feet versus the 35.0 foot minimum setback requirement.

Site Plan

5. The proposed total improved coverage percentage is provided at 9.74%. We concur with this compliant coverage.

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 proposed fencing will require approval from the Building Code Official for compliance with pool safety standards. The fencing has restriction for no concrete footing installation within the environmentally sensitive areas as noted on the plan.

Stormwater Management

7. Stormwater management improvements are not required by the Borough for this application. This does not supersede any improvement imposed by the NJDEP for same.
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 quantity of soil excavation and fill is provided at 81 cubic yards and 1.2 cubic yards respectively. The excavation has been reduced from 162 cubic yards. We concur with these estimates. A Minor Soil Moving Permit is required.

10. Silt fencing is required along all down gradient areas of disturbed soil. This is adequately addressed on the plan. Silt fencing must be embedded into the soil 6 inches and maintained throughout construction. For this site the silt fencing will be required to be surveyed and certified in location due to the environmental restrictions.
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. With the construction access as proposed through the side yard, we caution the applicant to same.

Tree Removal/Preservation

13. The existing trees within the Limit of Disturbance have been mapped. One (1) 17 inch tulip poplar tree is proposed for removal, located in the proposed pool water area. A Tree Removal Permit is required.

Other Permits Required

14. A Bergen County Soil Conservation Service Plan Certification or waiver.
15. NJDEP approval is required from both the Wetland Division and the Flood Hazard Division. A copy of the Letter of Interpretation (LOI) from the NJDEP shall be submitted.

Summary of Inspections/Submissions Required During Construction

16. 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. The silt fencing will be required to be surveyed and certified in location onsite due to the environmental restrictions.
17. An As-Built Survey is required, post construction.

This application is deemed complete and can be scheduled before the Board. As submitted with a variance, this requires Board approval. 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
Williams Residence
Mark Mantyla, P.E.

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