



March 16, 2021

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

Re: Amended Site Plan  
Jack Daniels Motors - Porsche  
120 Pleasant Avenue  
Block 1301, Lots 1.02 & 2  
Borough of Upper Saddle River  
Our File No. USRES-602

Dear Ms. Marmora:

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

- A Site Plan set consisting of three (3) sheets entitled, “Jack Daniels Motors, 120 Pleasant Avenue, Upper Saddle River, Block 1301, Lots 1.02 & 2, Bergen County, NJ”, prepared by Lapatka Associates, Inc., dated through March 10, 2021.

These revised plans were received March 15, 2021 via email.

Based on our review of the above referenced documents and our initial review of March 9, 2021, we offer the following:

**General**

1. The Owner in this matter is:

Double Eagle Realty Investments, LLC  
120 Pleasant Avenue  
Upper Saddle River, New Jersey 07458

The Applicant in this matter is:

Jack Daniels Motors – Porsche  
335 Route 17 South  
Upper Saddle River, New Jersey 07458

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

2. The subject site is located within the Borough of Upper Saddle River, fronting on Pleasant Avenue. The property is located within the H-1 Highway Commercial District.

The property consists of two parcels, Lot 1.02 and Lot 2 and is bordered to the west by the Borough of Ramsey and all other borders by properties within the H-1 and H-1R zone districts.

The property is fully developed, consisting of 147,142 square feet. The current use of the property is a full service car dealership.

3. The Applicant shall be prepared to provide the Board with a large scale aerial photograph depicting the subject property and surrounding developments.
4. Throughout this report, the “property” shall consist of both Lots 1.02 and 2 in Upper Saddle River.

The property currently contains a building with office, vehicle service, vehicle storage and warehouse use. This development has previous approvals by Upper Saddle River, inclusive of use and several variances, most notably for building height and parking.

5. The applicant is proposing the following:
  - Installation of a 20 foot long, 8 foot wide and 8.5 foot high storage container located atop an existing asphalt parking aisle area in the western portion of the site.

The proposed container is indicated for the storage of batteries for electric cars.

### Site Plans

6. As previously requested, provide the minimum setbacks from the container to the two adjacent property lines.
7. The proposed location of the container impacts access to parking spaces 109 and 110. The total number of parking spaces provided is identified as 216 with the loss of these two (2) spaces. This parking reduction will require Board approval. The site’s parking requirement remains at 308 parking spaces.
8. As previously requested, the container shall also be mapped on the Grading Plan.
9. The lot coverage remains unchanged at 124,157 square feet. Stormwater management improvements are not required.
10. The building coverage is slightly increased provided at 21.1%. This remains compliant to the maximum 40% permitted.

11. The applicant shall testify regarding any identification signage modifications, additions or deletions.
12. The applicant shall testify regarding any modifications, additions or deletion of lighting, landscaping and fencing.
13. The applicant shall address the intended permanency of this storage container.
14. As previously requested, the plan shall confirm the access door alignment for the container.

The application contains adequate technical information for Board presentation. The applicant shall address the above items and any Board requests. 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  
Jack Daniels Motors – Porsche  
Double Eagle Realty Investments, LLC  
Lapatka Associates, Inc.  
Wells, Jaworski & Liebman, LLP

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