



April 14, 2021

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

Re: Variance Application
Amended Site Plan
Jack Daniels Motors - Porsche
335 Route 17 South
Block 1015, Lot 7
Borough of Upper Saddle River
Our File No. USRES-612

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 Porsche, 335 Route 17 South, Upper Saddle River, Block 1015, Lot 7, Bergen County, NJ”, prepared by Lapatka Associates, Inc., dated through March 23, 2021.
- An Application to the Borough of Upper Saddle River Planning Board, sign date March 24, 2021.
- Architectural Plans entitled, “Jack Daniels Porsche, Route 17 South, Block 1015, Lot 7, Upper Saddle River, NJ”, prepared by Canzani Architects, dated through January 29, 2021.
- Asbuilt Survey for the subject property, dated through February 5, 2020, prepared by Lapatka Associates, Inc.
- Cover letter, dated April 6, 2021, prepared by Wells, Jaworski & Liebman, LLP.

All documents were received April 6, 2021 via email.

Based on our review of the above referenced documents, we offer the following:

General

1. The Owner in this matter is:

Cedar Holding Associates
222 Grand Avenue
Englewood, New Jersey 07631

The Applicant in this matter is:

Jack Daniels Motors – Porsche, Inc.
120 Pleasant Avenue
Upper Saddle River, New Jersey 07458

The applicant shall confirm the date of ownership change if applicable from Double Eagle Realty Investments, LLC to Cedar Holding Associates.

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 New Jersey State Highway Route 17. The property is located within the H-1R Highway Retail and Commercial District.

The property is a corner lot fronting on NJ State Highway Route 17 southbound and Pleasant Avenue along the parcel's south side, adjacent to Zone H-1. Along the northern border, the parcel is adjacent to lands within the same H-1R Zone.

The property is fully developed, consisting of 73,864 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. The property currently contains an approximated 18,800 square foot (sf) building with showroom, office, vehicle service and vehicle storage. This development was last approved by Upper Saddle River in 2008, inclusive of use and several variances, including parking and signage.
5. The applicant is proposing the following:

- Modification to the interior of the existing building to convert the showroom to vehicle delivery rooms at the front north portion of the building.
- Enclosure of the existing open service drop off area at the rear of the building.
- Modifications to the existing parking, curbing and handicap parking within a rear portion of the existing parking lot adjacent to the proposed enclosed service drop off.
- Addition of proposed D/C charging stations and electric service along Pleasant Avenue (indicated as “By Others”).
- Proposed A/C charging station adjacent to the proposed enclosed service drop off (indicated as “By Others”).
- Handicap parking signage.
- Relocation of an existing fire hydrant.
- Relocation of an existing light pole.
- Milling and resurface paving of a designated portion of the existing parking and vehicle drive aisle area.
- New curbing and concrete aprons at the two vehicle accesses off the new delivery rooms.
- Drainage modifications.

VariANCES

6. The proposed modifications affect parking and layout resulting in the need for two (2) variances; parking deficiency and distance of building to traffic aisle.

The site contains multiple existing non conformities proposed to remain. All are outlined within the Zoning specification and notes on sheet 1 of 3 of the Site Plans. Our office concurs with this listing.

The Applicant shall be prepared to testify regarding each variance requested and support for each variance request.

Site Plans

7. The Applicant shall be prepared to testify and summarize to the Board the use breakdown of the existing and proposed entire facility.
8. The applicant shall be prepared to testify regarding associated required parking of 83 spaces, the parking space size, existing and proposed and the deficiency variance for providing 78 parking spaces.
9. The Applicant shall be prepared to provide testimony regarding the impact the development may have on the surrounding roads. The Board may require a traffic study prepared by a licensed professional engineer.
10. The Applicant shall testify regarding the identification signage modifications, additions or deletions.
11. The Applicant shall testify regarding modification, additions or deletion of lighting, lighting intensity, fencing, disposal, or any other site modifications.
12. The modifications do not propose any tree removal. The modified parking islands are proposed to be restored with shrubs, lawn and maintaining existing trees, as outlined within Sheet 2 of 3.
13. The existing highest roof ridge elevation and proposed highest roof ridge elevation of the building shall be provided. The proposed elevation of the new skylight peak shall be provided.
14. The onsite vehicle circulation for the facility functions and visitors shall be outlined in testimony.

Architectural Plans

15. The Architect shall be prepared to summarize both the existing and proposed layout and use of the building.
16. Please provide the property address number within the Architectural Plan title block for clarity.
17. The applicant shall summarize the modifications to the building exterior, exterior lighting and new skylight.

This submission contains adequate technical information and is recommended to be deemed complete at this time. Revised plans shall be submitted addressing the above 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
Zone Compliance Official
Jack Daniels Motors – Porsche, Inc.
Cedar Holding Associates
Lapatka Associates, Inc.
Wells, Jaworski & Liebman, LLP
Canzani Architects

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