

Memorandum

To: Upper Saddle River Planning Board

CC: James & Candi Tramutola, Lakeland Surveying, Upper Saddle River
Building Department, Gerald Falotico, Linda Marmora

From: Marisa Tiberi P.E.

Date: May 26, 2021

Re: **TRAMUTOLA** –4 Timberlane Road – **Lot 17, Block 1223 – UPPER SADDLE RIVER**. Our file no. **USRES-617**.

Our office is in receipt of the following document relative to the above referenced property:

- A Survey dated through May 21st, 2021, prepared by Lakeland Surveying

The above information was received via email May 24th, 2021. The owner confirmed via email, on April 23, 2021, the generator is currently installed.

Based on our review of the submitted revised Survey and our initial review of April 26th, 2021, we offer the following:

1. The applicant has installed a generator on the south side of the existing home. The location is within the required 50 foot "front" setback off of Dimmig Road, defined at 39.6 feet. This location requires a variance.
2. The existing site is a corner lot, fully developed and contains multiple existing non conformities. From the information provided, these non conformities are summarized as follows:
 - The driveway is non conforming with an approximated 4 foot setback versus the 10 foot minimum requirement.
 - The home is non conforming with a 49.4 foot front setback off of Dimmig Road versus the 50.0 foot minimum requirement.

- The pool equipment is non conforming with an approximated 43 foot front setback off of Dimmig Road versus the 50.0 foot minimum requirement.
 - A portion of the patio is non conforming with an approximated 38 foot front setback off of Dimmig Road versus the 50.0 foot minimum requirement.
 - The pond and slate patio is non conforming within the 15 foot rear yard No Disturbance Buffer and 35 foot minimum rear yard setback.
 - A wall is non conforming within the 15 foot rear yard No Disturbance Buffer.
 - A portion of the fence is within the Dimmig Road Right of Way, a maximum of 5 feet.
 - The parcel is non conforming, deficit in lot area at 37,485.9 square feet versus the 37,500 square foot minimum requirement.
 - The lot coverage is non conforming, calculated at 30.46% without the generator and 30.48% with the generator. This is considered a diminimus increase in lot coverage.
3. The generator has been installed 6 foot from the home's foundation, with the longer portion of the generator pad into the building setback.

This application is recommended to be deemed complete at this time. Please coordinate with the Planning Board Clerk for scheduling.