

Memorandum

To: Upper Saddle River Planning Board
CC: Paul Ghossi , Koestner Associates, Upper Saddle River Building
Department, Gerald Falotico, Linda Marmora
From: Marisa Tiberi P.E.
Date: May 25th, 2021
Re: **GHOSSI – 32 Parker Place – Lot 2, Block 507 – UPPER SADDLE RIVER.**
Our file no. **USRES-600.**

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

- A topographic survey dated through May 20th, 2021, prepared by Koestner Associates
- Drainage Calculations dated May 20th, 2021, prepared by Koestner Associates

The above information was received via email May 21st, 2021.

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

1. It is our understanding the property owner installed, without permits, the rear paver patio and garden wall as mapped on this submitted survey.
2. The parcel is located within the R2 zone district. The patio is located within the required 25 foot minimum rear yard setback, at 12.0 feet. This requires variance approval.
3. The existing lot coverage is provided at 28.5%. We concur with this percentage. This percentage is compliant to the maximum 30% permitted.
4. The constructed wall is confirmed at 32 inches of maximum height and is setback 10.0 feet. This remains compliant to the required 5 foot

rear No Disturbance Buffer (Section 137-8B) and the 4 foot maximum wall height permitted.

5. The applicant for this property has been confirmed as Paul Ghossi. The owner of the property shall be confirmed as well. It is unclear if Paul is the owner as well, or if Hadi Kaabi is the owner. This shall be addressed in testimony.
6. The applicant has indicated no trees were removed in association with the installation of this patio and garden wall.
7. Stormwater management improvements are now proposed on the plan, inclusive of a seepage pit with grate. The drainage calculations are acceptable as submitted. The seepage pit's proposed location will collect a portion of the patio, however we recommend a 8-10 inch berm with plantings along the rear south side of the patio to contain any patio runoff from the adjoining property.

As submitted, this application is recommended to be deemed complete. The applicant shall coordinate with the Board Clerk for scheduling this application before the Board.