



BOSWELL
ENGINEERING
201-641-0770

Memorandum

To: Board Clerk Linda Marmora

CC: 80 Lake Street LLC c/o Thomas Caleca, Andrew S. Kohut Esq., Thomas Ashbahian, Upper Saddle River Building Department, Code Enforcement

From: MARISA TIBERI, P.E.

Date: June 30th, 2021

Re: **CALECA – 80 LAKE STREET – BLOCK 1005, LOT 1 – UPPER SADDLE RIVER. OUR FILE NO. USRES-636.**

Our office is in receipt of an application to the Borough of Upper Saddle River Planning Board dated June 24th, 2021. The submission includes the following:

- A letter dated 6-14-2021 prepared by Thomas Ashbahian Architect, Planner and Engineer.
- Exhibit A, a summary narrative
- Several photographs
- First Floor, Second Floor and Third Floor layout plans.

This submission was received June 24th, 2021 via email.

Based on our review of the submission, we offer the following:

1. The building includes three rear entry doors and one front entry door. The conclusion of a 2 family from the access doors is questionable.
2. The applicant shall summarize in testimony the support for the requested certification as a valid nonconforming structure/use.
3. The applicant should provide an aerial of the subject property.
4. The applicant should provide a copy of the tax map depicting the subject property.
5. The applicant should provide additional photographs of the exterior of the building.

6. The applicant should provide a copy of a property survey. With the noted purchase of the property in December of 2020, the closing documents should have included a survey.
7. The submission indicates no proposal for any modification in Section III item 24. However, within Exhibit A, the summary indicates that the applicant submitted plans for the renovation of the structure. Please clarify.
8. We note the demolition of this structure to the foundation, would negate all past non conformities or grandfathered improvements or uses. Any redevelopment would be considered new construction, subject to current ordinance.
9. The applicant shall confirm the building is not occupied or in use. From the few photographs provided, the building's structural integrity and overall safety of entry should be testified to.