



July 13, 2021

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

Re: Soil Moving Permit – 30 Yeoman, LLC
30 Yeoman Drive
Block 215, Lot 1
Borough of Upper Saddle River
Our File No. USRES-627

Dear Ms. Marmora:

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

- A plan entitled, “Plot Plan, Soil Erosion & Sediment Control Plan, Block 215, Lot 1, 30 Yeoman Drive, Borough of Upper Saddle River, Bergen County, New Jersey”, dated through July 2, 2021, prepared by Conklin Associates, Inc.
- Landscape Plan dated July 2, 2021, prepared by Gassib Landscape Design.

These documents were received via email July 2, 2021.

Based on our review of the above referenced plans and our initial reviews of June 17, 2021 and July 1, 2021, we offer the following:

General

1. The Applicant/Owner in this matter is:

30 Yeoman, LLC
190 Norman Drive
Ramsey, New Jersey 07446

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

2. The subject site is a developed lot located on the southern side of Yeoman Drive approximately 180 feet east from the intersection of Anona Drive. The property is located within the R-1 Residential Zone district and contains 40,433 square feet which is in conformance with the Borough minimum standard of 37,500 square feet.

As previously requested, within both prior reports, the lot frontage and calculated lot depth shall be included in the Zoning Analysis. As a new home, the Zoning Analysis shall be comprehensive.

3. The applicant is proposing the following:
 - The removal of the existing site improvements inclusive of the home, covered porch, walkways and circular driveway.
 - A new seven (7) bedroom 2 ½ story home with attached four (4) car garage, an office wing, rear covered porch, rear open terrace and rear covered terrace.
 - A new single access driveway off Yeoman Drive.
 - Five (5) 970 gallon seepage pits for roof leader and driveway runoff stormwater collection.
 - A new septic disposal system within the southeastern rear yard area.
 - Removal of the existing septic system.
 - Abandonment of the existing well.
 - A pool with full patio surround, pool equipment and spa with fire pillars.
 - Two (2) driveway piers.
 - Four (4) air conditioning units and one (1) generator.
 - A Keystone retaining wall of maximum three (3) feet in height.
 - A fire pit seating patio area.

Existing Non Conformities/Variances

4. The existing development contains non conformities. Based on the information provided, the proposed development is fully conforming. These are summarized as follows:
 - The existing home's covered porch is non conforming to the required 35 foot eastern side yard setback at an estimated 33 feet. This will be eliminated.
 - The existing rear patio is non conforming to the required 35 foot eastern side yard setback at an estimated 31 feet. This will be eliminated.

Soil Movement

5. The total quantity of soil to be moved is indicated at 2,027 cubic yards of excavation and 310 cubic yards of fill. All excess excavated soil shall be trucked offsite. This exceeds the 1,500 cubic yard threshold. This will require a Major Soil Moving Permit and Board approval.
6. The silt fencing is satisfactorily shown to be installed along the perimeter of the 10 foot side yard No Disturbance Buffers and across the lot frontage.

The silt fencing must be embedded into the soil 6 inches and maintained throughout construction. **As previously indicated the tree protection fencing shall be modified to protect the 37" Oak tree west of the proposed driveway.**

7. Any soil tracked onto the street must be immediately removed. If tracked soil remains overnight, the DPW shall remove it and assess the applicant for those costs.

The Borough will not tolerate any offsite silt and soil tracking. Any breach of silt controls will result in an immediate Stop Work Order being issued until all soil erosion controls are repaired and replaced.

8. Any roadway, curbing, or storm inlets along the property frontage damaged due to construction activities shall be repaired by the applicant to the satisfaction of the Borough's Construction and Engineering Departments.

Tree Removal/Preservation

9. Thirty three (33) trees are indicated on the Site Plan to be removed. A Tree Removal Permit is required.

Based on the Site Plan, thirteen (13) Heritage trees of varying size are proposed to be removed: 25 inch, 38 inch, 24 inch, 40 inch, 38 inch, 42 inch, 38 inch, 30 inch, 27 inch, 25 inch, 27 inch, 38 inch and 47 inch. All tree replantings shall be approved through the Shade Tree Commission.

10. In accordance with Borough Ordinance Section 137-3A, a person erecting or constructing new buildings in the Borough shall plant shade trees in the sidewalk area of the street Right-of-Way abutting the property on which the new construction is located, planting one tree for every 50 feet of frontage of the property. The Site Plan proposes five (5), 2 ½ caliper shade trees. However the placement contains discrepancy as compared to the Landscape Plan. Additionally the Landscape Plan indicates six (6) street trees. Please revise accordingly. Lastly, Crimson King Norway Maples are proposed, which are not an acceptable shade tree per Borough requirements. The type of shade tree shall be coordinated and approved through the Shade Tree Commission.

Stormwater Management

11. Drainage calculations have been submitted in support of the stormwater management improvements proposed. The calculations are acceptable as submitted.
12. Seepage pits must be 50 foot from septic disposal fields, both onsite and adjacent fields. This has been satisfactorily confirmed as compliant.
13. Should the design and/or location of the seepage pits prove necessary to revise; the applicant will be required to resubmit drainage calculations and accompanying Plot Plan in support of the revised drainage design.
14. The property owner is responsible for maintenance of the stormwater management facilities. The seepage pits shall be inspected at least twice annually, as well as, after every rainfall event greater than 2 inches.
15. No runoff from this property shall affect any adjacent property both during and subsequent to construction. In the event a drainage problem persists, the applicant shall remedy the matter at his/her own cost.

Site Plans

16. The proposed building and improvement coverages are provided at 14.0% and 30.0% respectively. We concur with these compliant coverage percentages. We caution the applicant to the zero leeway in lot coverage.
17. Pool fencing shall be approved by the Building Department for compliance with pool safety regulations.

18. The Site Plan indicates the proposed maximum roof ridge elevation at 348.0. The maximum permissible roof ridge calculates at elevation 348.0 based on the lowest existing elevation of 313.0 at the garage front corner. This is compliant however provides no leeway. We caution the applicant to same.
19. A breakdown of all building and improvement coverages onsite will be required to be provided on an As-Built Survey, post construction, to verify conformance to the approved plans.

Other Permits Required

20. A Bergen County Soil Conservation Service Plan Certification shall be provided.
21. Board of Health approval is required.

Summary of Inspections/Submissions Required During Construction

22. An inspection of all soil erosion control measures inclusive of silt fencing, tree protection fencing, stabilized construction access, etc. prior to the start of construction.
23. The drainage improvements must be inspected by the Engineering Department. Forty-eight hour notice is requested. Final approval and/or a C.O. will not be recommended for properties with seepage pits not inspected. If seepage pits are proposed the pits must be in place with all related piping before stone backfilling.
24. The applicant shall submit, at the time of foundation completion, a foundation location survey inclusive of setback dimensions and top of "Block" elevation to the Borough for review prior to any further inspections or approval by the Construction Department. Also, setbacks to proposed roof overhangs shall be indicated.
25. The applicant shall provide a Roof Ridge Elevation prepared by a licensed Surveyor upon completion of framing. Compliance verification with the allowable roof ridge elevation is required prior to commencement of roof sheathing and any further inspections or approval by the Construction Department.
26. An As-Built Survey is required, post construction.

Please address items 2, 6 and 10 and any Board requests. This application is technically

complete and can be scheduled for Board presentation. 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
Shade Tree Commission
30 Yeoman Drive, LLC
Conklin Associates

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