

# Memorandum

---

**TO:** JENNOT ESTATES, CONKLIN ASSOCIATES

**CC:** UPPER SADDLE RIVER BUILDING DEPARTMENT, CODE COMPLIANCE OFFICER, LINDA MARMORA, AL LAPINSKI

**FROM:** MARISA TIBERI, P.E.

**DATE:** JULY 1<sup>ST</sup>, 2021

**RE:** **JENNOT ESTATES** – 50 PLEASANT AVENUE – BLOCK 1305, **LOT 3.01** – UPPER SADDLE RIVER. **OUR FILE NO. USRES-547.**

---

Our office is in receipt of a Plot Plan for the above dated through 6-22-2021, prepared by Conklin Associates. This plan was received June 24<sup>th</sup>, 2021 via email.

This property contains the Hennison House. Lot 3.01 is part of the Jennot Estates subdivision. The overall subdivision received Planning Board approval. This lot did not required an individual plot plan submission since the minimal modifications to this lot were approved within the subdivision. The modifications to this lot did not propose nor approve any new retaining wall.

The Plot Plan has been reviewed and is summarized as follows:

1. The wall that has been constructed to date commences at the north side yard property line, through the north side yard 10 foot No Disturbance Buffer.
2. The wall has been modified from the initial submission and is now indicated compliant in height at less than 4 foot in height.
3. The soil movement for this lot has increased to 92 cubic yards of fill.
4. The proposed dense landscaping partially on this lot and partially on the adjacent Lot 3.04 is not specified. These plantings are recommended to be specified at Board presentation.

This retaining wall constructed requires the following:

- Variance approval for exceeding 4 foot in height. Although it is now indicated at less than 4 foot, the initial asbuilt of this wall recorded a wall height of 4.2 feet.
- Variance approval for the encroachment within the 10 foot north side yard No Disturbance Buffer.

This wall also requires stability calculations and if the wall receives all of the above noted approvals, the wall will require post construction certification.

1. The "front" portion of this property, north of the access drive, has been filled and raised in grade. The approved subdivision plan had an elevation in this area of average 262. The retaining wall constructed has an average elevation of 265.

Based on the above, the previously issued **STOP WORK ORDER for any continued construction of this wall on this site stands**. The wall issues shall be resolved with obtaining variances or conversely, if denied with onsite modification to eliminate the variances.

This Plot Plan submitted is technically complete for Board presentation.