



August 25, 2021

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

Re: Amended Site Plan
Jack Daniels Motors - Porsche
335 Route 17 South
Block 1015, Lot 7
Borough of Upper Saddle River
Our File No. USRES-612

Dear Ms. Marmora:

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

- A Minor Site Plan for Temporary Offices entitled, “Jack Daniels Porsche, 335 Route 17 South, Upper Saddle River, Block 1015, Lot 7, Bergen County, NJ”, prepared by Lapatka Associates, Inc., dated through August 5, 2021.
- An Application to the Borough of Upper Saddle River Planning Board, sign date August 13, 2021.
- Architectural Plans entitled, “Modular Space Corporation”, signed and sealed by Robert Gregg, RA, dated April 10, 2017.
- Modular Space Corporation Plans, dated July 19, 2017, signed and sealed by William Kalker, Jr., PE, Connecticut.
- Mobile Office Floor Plan M06012 and Section Modular SM6024, prepared by Williams Scotsman, Inc., no date.
- Cover letter, dated August 19, 2021, prepared by Wells, Jaworski & Liebman, LLP.

All documents were received August 19, 2021 via email.

Based on our review of the above referenced documents, we offer the following:

General

1. The Owner in this matter is:

Cedar Holding Associates
222 Grand Avenue
Englewood, New Jersey 07631

The Applicant in this matter is:

Jack Daniels Motors – Porsche, Inc.
120 Pleasant Avenue
Upper Saddle River, New Jersey 07458

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

2. The subject site is located within the Borough of Upper Saddle River, fronting on New Jersey State Highway Route 17. The property is located within the H-1R Highway Retail and Commercial District.

The property is a corner lot fronting on NJ State Highway Route 17 southbound and Pleasant Avenue along the parcel's south side, adjacent to Zone H-1. Along the northern border, the parcel is adjacent to lands within the same H-1R Zone.

The property is fully developed, consisting of 73,864 square feet. The current use of the property is a full service car dealership.

3. The Board recently approved an Amended Site Plan for this property consisting of interior building modifications and enclosure of the open service drop off, additions of AC/DC charging stations and minor site modifications.
4. The applicant is proposing the following:
 - Installation of a temporary service office trailer within the front yard area along NJ State Highway Route 17.

- Installation of a temporary sales office trailer within the rear yard area of the site.
- Utility connections to both trailers from the existing building.
- Directional signage.
- Restriping for a handicap space at each trailer.

Variances

5. The proposed service office trailer may require a time defined variance for location within the required front building setback.

Site Plans

6. The applicant shall be prepared to testify regarding associated parking for each of the trailers.
7. The Applicant shall testify regarding any identification signage for each trailer.
8. The Applicant shall testify regarding lighting for each trailer.
9. The height of each trailer shall be addressed.
10. The onsite vehicle circulation for the facility functions and visitors shall be outlined in testimony.
11. The estimated time duration for each proposed trailer to be kept onsite shall be addressed.

Architectural Plans

12. The Architect shall be prepared to summarize the proposed layout and use of each trailer.
13. Architectural Plans must be signed and sealed by a licensed New Jersey Architect.

This submission contains adequate technical information and is recommended to be deemed complete at this time. Revised plans shall be submitted addressing the above and any Board

requests. 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
Zone Compliance Official
Jack Daniels Motors – Porsche, Inc.
Cedar Holding Associates
Lapatka Associates, Inc.
Wells, Jaworski & Liebman, LLP

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