

Memorandum

To: Hans Fleurival
CC: Board of Health, Zalt Consulting Engineers, Houser Engineering, LLC,
Upper Saddle River Building Department, Gerald Falotico, Linda
Marmora
From: Marisa Tiberi P.E.
Date: September 23rd, 2021
Re: **FLEURIVAL** – 18 Rambling Brook Road – **Lot 15, Block 205 – UPPER
SADDLE RIVER.** Our file no. **USRES-618.**

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

- A plan set consisting of twenty three (23) sheets entitled, "Fleurival's Residence" dated through 9-20-2021, prepared by Zalt Consulting Engineers.
- A Location Site Plan, sheet 1 of 1, dated through 9-20-2021, prepared by Zalt Consulting Engineers.
- Stormwater Calculations & Details Plan, dated 8-31-2021 prepared by Houser Engineering, LLC.
- Survey of Property dated 11-19-2021, prepared by Arthur J. Schappell Jr. PLS and PP.

The above documents were received via email September 22nd, 2021.

Based on our review of the submitted revised documents and our initial review of August 10th, 2021, we offer the following:

1. The applicant is proposing an add a level and expansion of the existing home's footprint, maintaining one exterior wall along the west side of the home. This is therefore a major renovation and not considered as new house construction.

2. Board of Health approval is required.
3. The architectural plans indicate two (3) proposed balconies off the east rear portion of the home. These balconies shall be mapped on the Location Plan. Minimum setbacks accurate to the tenth shall be provided to verify conformance. The northernmost balcony may prove to require a setback variance.
4. Provide the existing and proposed basement floor elevation on the Location Site Plan.
5. The proposed southern addition will require a variance for a side yard setback of 26.2 feet to the roof overhang versus the required 35.0 foot minimum.
6. The comprehensive breakdown for the building coverage and the lot coverage shall be provided. The breakdown includes square footage for each component.
7. The additions will require the relocation of the air conditioning units and generator. Please map the proposed location for same inclusive of the pad. These must be 35 feet from side property lines to remain conforming.
8. The proposed building coverage percentage shall be provided to verify conformance to the 15.0% maximum permitted. This includes the home, balconies, additions and the existing detached structure.

The lot coverage includes all of the building coverage plus all hardscape; the driveway, patios, walkways, concrete pads, the pavement by the detached structure, the flagstone pathway etc. Please revise.

9. The stormwater calculations are acceptable as submitted. The location onsite of the chamber system shall be provided on the Location Plan. Additionally, the chambers proposed must be a minimum of 50 feet from onsite and offsite septic disposal fields. Please provide these separation distances on the Location Site Plan.
10. Address the **total** overall excavation and fill quantities in cubic yards with simple support calculations.
11. The proposed highest roof ridge elevation is indicated within the architectural plans at elevation 362.85. **Please add this elevation on the Location Site Plan.** The maximum allowable roof ridge elevation calculates at 365.5. This is based on the proposed lowest elevation of 330.5 at the southwest corner of the home addition. This is compliant.

12. No trees of 12 inches or larger are proposed to be removed. The trees are mapped on the Survey.
13. We note, from the information provided, the existing development of the parcel contains non conformities for the following:
 - The driveway is less than 10 foot from the north side yard setback. This is proposed to remain.
 - The home has a south side yard setback of 33.8 feet versus the 35 feet minimum required. This is proposed to be reduced to 26.2 feet with the addition.
 - The rear yard detached structure has a south side yard setback of 29.6 feet versus the minimum required 35 feet. This is proposed to remain.
14. A silt fence inspection will be required prior to any commencement of work activity onsite.
15. Drainage improvements will require inspection. Provide 48 hour notice.
16. A foundation location survey will be required to confirm compliance in variance setback construction.
17. A Roof ridge maximum elevation certification will be required upon framing completion.
18. An Asbuilt survey will be required post construction.

This application requires variance(s), therefore must be presented to the Board for variance relief and approval.

Many of our initial comments have been addressed. Please address outstanding items 3,4,6,7, 8, 9,10 and 11.

As submitted, this application is not recommended to be deemed complete for Board presentation at this time.