

Memorandum

To: Orchard Hill Estates LLC

CC: Bruce Whitaker, Upper Saddle River Board, Upper Saddle River Building
Department, Code Enforcement, Linda Marmora

From: Marisa Tiberi P.E.

Date: November 2nd, 2021

Re: **ORCHARD HILL ESTATES LLC – LAKE STREET @ MOUNTAINVIEW INTERSECTION –
Lot 2, Block 1017 – UPPER SADDLE RIVER.** Our file no. **USRES-661.**

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

- A plan entitled, "Proposed Fence Map for Portion of Lot 2 Prepared For Orchard Hills Estates, Intersection of Lake Street and Mountainside Road, Block 1017 – Lot 2, Borough of Upper Saddle River, Bergen County New Jersey" dated through 10 – 26 - 2021, prepared by Azzolina & Feury Engineering Inc.

The above information was sent 10 - 28 - 2021 via email.

Based on our review of the submitted revised plan and our initial review of October 22nd, 2021, we offer the following:

1. The applicant is proposing approximately 608 linear feet of 6 foot high, solid vinyl fence along a portion of Lake Street, partially within the mapped Road Widening Easement along said roadway.
2. Lake Street is a County roadway, identified as County Route 2. The fence is proposed outside of this Right of Way in it's entirety.
3. The overall length of fence will traverse grade change. The proposed installation for the fence will maintain a 2 inch opening from the bottom of fence to the ground, with alignment following the grade.
4. The proposal for a 6 foot high fence within a front yard area requires a variance from Section 150-19 F 1 (b). It is noted this section is under R-1 and R-2 zones and this subject property is within the AH-2 zone, however this fencing requirement is typically imposed in all residential zones.

5. As proposed within the County Road Widening Easement, County approval for this fence is required. The applicant has indicated an Agreement has been executed with the County to permit this fencing. A copy of the Agreement should be submitted.
6. Two (2) trees are proposed for removal. One is a 24 inch Heritage tree. A Tree Removal Permit is required. Any tree removal and replanting shall be approved by and coordinated with the Shade Tree Commission.
7. Should this application receive approval, a final asbuilt survey of the installed fence is recommended to ensure compliance with any Board approved plan.

This application is recommended to be deemed complete and scheduled for Board presentation.