



June 15, 2022

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

Re: HRW Equity Holdings, LLC – Conceptual Review  
380 Route 17 North  
Block 1010, Lot 12  
Borough of Upper Saddle River  
Our File No. USRES-705

Dear Ms. Marmora:

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

- “Parking Concept Plan, Chai Care, 380 State Route 17, Block 1010, Lot 12, Upper Saddle River, New Jersey”, dated March 25, 2022, prepared by SNS Architects and Engineers, P.C.
- Architectural Drawings (4 sheets) entitled, “Chai Care, Urgent Care at its Best, 380 Route 17, Upper Saddle River, New Jersey”, undated, prepared by CDG Architects.
- Signage Plan (1 sheet) entitled, “Chai Care, 380 Route 17, Upper Saddle River, New Jersey”, dated May 11, 2022, prepared by Signal Sign Co.
- Correspondence prepared by Gerald Falotico, Code Compliance Officer, dated April 12, 2022.
- Correspondence prepared by Bruce E. Whitaker, Esq., dated May 31, 2022.

All documents were received, via email, May 31, 2022.

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

1. The Owner is:

HRW Equity Holdings, LLC  
c/o Bruce E. Whitaker, Esq.  
McDonnell & Whitaker, LLC  
245 East Main Street  
Ramsey, New Jersey 07446-0379

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

2. The Applicant is:

Chai Care

The Applicant's address shall be provided on the Site Plan. The forwarding address for the Applicant shall be provided for correspondence issuance during construction.

3. The property in question is Block 1010, Lot 12; 380 State Highway Route 17.
4. The Applicant proposes to utilize the existing Saddle River Liquors building structure as a doctor's office with no more than two (2) doctors on duty at any given time, offering services on an as needed basis through what is known as Chai Care, an urgent care facility.
5. The property is located in the H-1R Highway Retail and Commercial District.
6. Business, professional and banking offices, including drive-in facilities for banks, are a permitted use (Section 150-11.A (5)).

**Existing Non Conformities/Variances**

7. The property and building have the following pre-existing, non conformities, which are proposed to remain:

	<u>Required</u>	<u>Existing/Proposed</u>
Lot Area	22,500 SF	15,647 SF
Lot Depth	150 Ft.	139 Ft.
Min. Front Yard Setback	50 Ft.	10.4 Ft.
Min. Side or Rear Yard Buffer	5 Ft.	0 Ft.
Min Front Buffer	10 Ft.	0 Ft.

8. Off-street parking, as per Section 150-29.A.(1), is as follows:

1 space per 225 square feet of area,  
 $3,350 \text{ SF} \times 1 \text{ space}/225 \text{ SF} = 14.9 \text{ spaces (say 15)}$   
Plus 1 space for each professional = 2 spaces

The Applicant requires and proposes 17 parking spaces.

9. Parking space stall sizes shall be 10'x20' (Section 15-20.C) where 9'x18' stall sizes are proposed (Section 150-29.G(3)). A waiver is requested.

10. Parking spaces exist less than 10 feet from the street line (Section 150-29.E), both existing and proposed.

11. One (1) ADA parking space is proposed, included within the total seventeen (17) parking spaces.

12. The Applicant should provide testimony regarding the proposed vehicle circulation pattern to the proposed easterly parking spaces.

13. The Applicant should provide testimony regarding the adequacy of the proposed parking for the intended use.

### **Architectural**

14. The Applicant should provide testimony regarding the proposed changes to the existing building structure.

15. The Applicant should provide testimony regarding the proposed hours and days of operation.

16. The Applicant should provide testimony if there will be any office help provided, such as, receptionist, nurses, etc.

17. The Ground Floor Plan references six (6) exam rooms plus an X-Ray area.

### **Signage**

18. The Applicant should provide testimony regarding any proposed signage.

19. A sign attached to a wall of a building shall not exceed in area 60 square feet or 5% of the area of the building wall to which said sign is attached, whichever is less.

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20. The face of said sign shall not exceed 25 feet in width nor four feet in height nor project more than one foot from the wall of the building.

**Miscellaneous**

21. The Applicant should provide testimony regarding any proposed lighting improvements.
22. The Applicant should provide testimony regarding any proposed landscaping improvements.

Please contact me with any questions.

Very truly yours,

BOSWELL ENGINEERING



Edward Senkevich  
Borough Engineer Representative

ES/ajf

cc: Jim Dougherty, Construction Official  
Bruce E. Whitaker, Esq., McDonnell & Whitaker, LLC  
SNS Architectural Engineering, P.C.  
CDG Architects

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