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May 31, 2022

Borough of Upper Saddle River Land Use Board
376 West Saddle River Road
Upper Saddle River, NJ 07458

Re: 380 Route 17N, Upper Saddle River, NJ-**Conceptual Review**
Block 1010 Lot 12

Dear Members of the Upper Saddle River Land Use Board:

We represent HRW Equity Holdings, LLC, the owner of the above referenced property. There is a building on the property that was previously used as a retail liquor store known as Saddle River Liquors.

Our client intends to use the building as a doctor's office with no more than two doctors on duty at any given time, offering services on an as need basis through what is known as a Chai Care which is an urgent care facility.


The property is located in the H-1R Highway Retail and Commercial District. As per the Zoning Officer's letter of April 12, 2022 that is attached, the use is a permitted use.

The building and the property itself has a series of nonconformities concerning lot area, lot depth, front yard setback, rear yard setback and front buffer.

In addition, the parking onsite was nonconforming for a retail use. The Applicant's proposed use will require under the Code less parking than what would be required for the retail use and will now be conforming. The Applicant's proposal requires 17 spaces which the Applicant intends to provide including the creation of an ADA space where none exists.

This letter is being submitted for purposes of proceeding with a conceptual review on June 23, 2022.

Very truly yours,



BRUCE E. WHITAKER
BEW/cp
Enclosure

Via Federal Express and email

Over 35 Years of Service

Borough of Upper Saddle River

Code Compliance Office

Zoning Officer / Property Maintenance Officer
376 West Saddle River Road
Upper Saddle River, NJ 07458

Gerald Falotico
Zoning / Property Maintenance Officer
Office: 201-934-3970
Fax: 201-327-3979
E-mail: zoningcode@usrtoday.org

Gina DeMott
Technical Assistant
Office: 201-934-3966
Fax: 201-327-3979

April 12, 2022

Bruce E. Whitaker
McDonnell & Whitaker, LLC
245 East Main Street
P.O. Box 379
Ramsey, NJ 07446-0379
201-934-0110

Re: 380 Route 17 North - Block 1010, Lot 12; HRW Equity Holdings, LLC

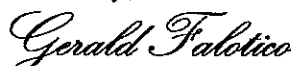
The current zone of the subject property is H-1R; Highway Retail and Commercial District.

According to the Borough Zoning ordinance and regulations for this district H-1R, the previous use of the property as a retail liquor store would have been permitted ((1) Retail stores, such as but not limited to drugstores, food stores, luncheonettes, variety stores or combinations thereof) In addition, the proposed use of the property as a doctor's office appears to be permitted ((5) Business, professional and banking offices, including drive-in facilities for banks).

The current building and the property itself have a series of nonconformities concerning lot area, lot depth, front yard setback, rear yard setback and front buffer just to name some. *Planning Board approval is required for a change of use.*

Site plan approval in accordance with Chapter 126 shall be required for all uses in the Highway Retail and Commercial District.

Sincerely,



Gerald Falotico
Zoning Officer