



August 5, 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 – Site Plan  
Application  
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:

- Site Plan (1 sheet) entitled, “Existing and Proposed Site, Chai Care, 380 State Route 17, Block 1010, Lot 12, Upper Saddle River, New Jersey”, dated March 8, 2022, last revised July 15, 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 (2 sheets) entitled, “Chai Care, 380 Route 17, Upper Saddle River, New Jersey”, dated May 11, 2022, revised July 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.

- “ALTA/NSPS Land Title Survey, Lot 12, Block 1010, 380 NJSH Route 17, Borough of Upper Saddle River, County of Bergen, State of New Jersey”, dated March 11, 2022, revised March 29, 2022, prepared by Gallas Surveying Group.
- “Traffic Impact Study, Proposed Urgent Care Facility, 380 New Jersey State Route 17, Borough of Upper Saddle River, County of Bergen, New Jersey”, dated July 13, 2022, prepared by DTS Provident Design Engineering, LLP.
- Application to the Borough of Upper Saddle River Planning Board, with Addendum, dated July 18, 2022.

The Site Plan Application documents were received, via email, July 26, 2022.

Based on our review of the submitted documents and our Conceptual Review dated June 15, 2022, 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, LLC  
3808 14<sup>th</sup> Avenue  
Brooklyn, New York, 11205

3. The property in question is Block 1010, Lot 12, a developed property, located on the north side of State Highway Route 17, with a structure previously occupied by Saddle River Liquors.
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. The Applicant references the building and use as 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>	<u>Code Section</u>
Lot Area	22,500 SF	15,647 SF	150-16
Lot Depth	150 Ft.	139 Ft.	150-16
Min. Front Yard Setback	50 Ft.	10.4 Ft.	150-16
Min. Side or Rear Yard Buffer	5 Ft.	0 Ft.	150-16
Min Front Buffer	10 Ft.	0 Ft.	150-16

8. Parking spaces exist less than 10 feet from the street line (Section 150-29.E), both existing and proposed.
9. A waiver is requested for parking stall size; 8.5'x 18' proposed (Section 150-29-G.(3)).  
Required parking space stall size; 10'x 20' (Section 150-29-C).

**Architectural**

10. The Architect/Applicant shall be prepared to summarize both the existing and proposed layout and use of the building.
11. The Architect/Applicant should be prepared to provide testimony supporting maintaining the existing building as opposed to the demolition of the existing building structure and construct a new building structure, which may eliminate variances.
12. The Ground Floor Plan references six (6) exam rooms plus an X-Ray area.
13. The Architect/Applicant shall summarize the modifications to the building exterior and exterior lighting.
14. The Architect/Applicant shall provide testimony regarding the use of the mezzanine area.



### **Site Plan**

15. The Applicant should provide testimony regarding the proposed site improvements.
16. New parking stripping is shown for the seven (7) spaces shown behind the building structure and proposed ADA parking space.
17. The Applicant should confirm the stripping of the existing nine (9) parking spaces is expected to remain “as is”.
18. The Applicant should provide testimony if the entire parking lot surface will remain “as is” or if the lot is planned for resurfacing.
19. The Applicant should provide testimony regarding the property’s stormwater management system.
20. Existing drainage pipes and inlets should be mapped, cleaned and videoed to confirm their condition is good and adequately sized.

### **Off-Street Parking**

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

1 space per 225 square feet of area,  
3,350 SF x 1 space/225 SF = 14.9 spaces (say 15)  
Plus 1 space for each professional = 2 spaces

The Applicant requires and proposes 17 parking spaces.

22. The Addendum to the Application indicates the following:

- Hours of Operation: Monday- Friday, 8am-Midnight
- Two doctors.
- 5-7 staff members on site at any given time.

The Applicant should provide testimony on the numbers of patients expected daily.

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

24. The Applicant should provide testimony regarding the adequacy of the proposed parking for the intended use.
25. The onsite vehicle circulation for the facility, staff and patients should be outlined in testimony.

**Signage**

26. The Applicant should provide testimony regarding any proposed signage.
27. 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.
28. The Applicant proposes one (1) building wall sign, 60 square feet in area.
29. 5 percent of the building's façade 84 square feet.
30. 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.
31. The Applicant should provide testimony regarding the illumination, if any, for the proposed wall sign.
32. The Applicant proposes to utilize the existing freestanding sign base, repaint the existing sign pole and install a new "Chai Care" freestanding sign panel.
33. The existing setback for the freestanding sign is 28 feet, which is non-conforming, and will remain. The minimum setback requirement is 35 feet. A variance is required.
34. The freestanding sign properties are as follows:

	<u>Permitted</u>	<u>Proposed</u>	<u>Code Section</u>
Sign Max. Height to Grade	20'	19'	150.21.B(1)
Sign Min. Height to Grade	12'	14'-4"	150.21.B(1)
Sign Area	36 SF	36 SF	150.21.B(1)
Sign Height	8'	4'-3"	150.21.B(1)
Sign Width	12'	8'-4"	150.21.B(1)

35. The Applicant should provide testimony regarding illumination, if any, for the proposed freestanding sign.

**Lighting**

36. The Applicant should provide testimony regarding any proposed lighting improvements.
37. The hours of operation of all lighting shall be provided.

**Landscaping**

38. The Applicant should provide testimony regarding any proposed landscaping improvements.
39. The Applicant should provide testimony if all landscaping areas will include an irrigation system.

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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