

# Borough of Upper Saddle River

## Code Compliance Office

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

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Bruce E. Whitaker  
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245 East Main Street  
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### **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