



**BOROUGH OF SADDLE RIVER
PLANNING BOARD
PLANNING BOARD**

AGENDA

**December 2, 2025
6:00 PM**

1. CALL TO ORDER

2. PUBLIC NOTICE

Clerk to Read - "Notice of this Meeting of the Planning Board of the Borough of Saddle River was provided in accordance with the Open Public Meetings Act by sending notice to The Record and The Ridgewood News on November 16, 2025, posting it on the Municipal Building bulletin board and the Borough website, and filing it in the office of the Municipal Clerk."

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL:

5. MEMORIALIZING RESOLUTION(S):

25-16 Resolution Rescinding Prior Conditions Requiring Relocation of Barn and Driveway on Block 1202, Lot 32 (4 Apple Ridge Road) and Authorizing Issuance of Certificate of Continued Occupancy

25-17 Establishing Annual Meeting Schedule For The Year 2026

6. PUBLIC HEARING(S):

Toll NJ I, LLC — Site Plan, Reverse Subdivision & Soil Relocation

14 Algonquin Trail (Block 1603, Lot 2.01)

167 W Saddle River Road (Block 1603, Lot 1)

166 W Saddle River Road (Block 1401, Lot 24)

Carried from November 3, 2025

Riyazuddin Shaikh and Sheerin Khan

14 Eugene Road

Block 1808 Lot 6

Soil Relocation

Carried from November 3, 2025

7. ADJOURNMENT:

10:00pm Curfew

**RESOLUTION 25-16
OF THE PLANNING BOARD OF THE
BOROUGH OF SADDLE RIVER**

In The Matter of:
**4 Apple Ridge Road
Block 1202, Lot 32**

**RESCINDING PRIOR CONDITIONS REQUIRING RELOCATION OF BARN AND
DRIVEWAY ON BLOCK 1202, LOT 32 (4 APPLE RIDGE ROAD) AND AUTHORIZING
ISSUANCE OF CERTIFICATE OF CONTINUED OCCUPANCY**

WHEREAS, by Resolution adopted October 15, 2002, the Planning Board approved a certain soil movement application relating to the above referenced property which included certain conditions including but not limited to: “2. The barn and driveway presently located on the property shall be moved to the neighboring property, Lot 33”; and

WHEREAS, in 2024, the Planning Board heard an application by the then-owners of the above referenced property which requested modification of certain conditions from the 2002 Resolution; and

WHEREAS, by Resolution adopted on March 8, 2024, the Board granted certain relief including a revision to the 2002 Resolution as it related to the relocation of the barn, but not the condition requiring relocation of the driveway; and

WHEREAS, the subject property was sold in or about 2023; and

WHEREAS, the Borough of Saddle River and the current owners of the property have agreed that the barn on the Property would be donated to the Borough for relocation purposes; and

WHEREAS, the Borough, current owners and prior owners of the property request that Condition No. 2 of the 2002 Resolution be rescinded so that the requirement to relocate the barn and driveway to Lot 33 be deemed null and void; and

WHEREAS, on November 3, 2025, the Board conducted a hearing at which time this request was considered including a presentation by the Borough Attorney, Borough Planner, Borough Engineer, Borough Landscape Architect and counsel representing the interests of one of the prior owners, followed by public comment; and

WHEREAS, the Board voted unanimously to grant the relief sought,

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Borough of Saddle River rescinds and declares null and void any and all conditions previously imposed concerning this property that the barn and/or driveway be relocated; and

BE IT FURTHER RESOLVED, that the prior condition that the barn and/or driveway be relocated should not prevent the issuance of a Certificate of Continued Occupancy from being issued, provided that all other conditions have been met.

The action reflected in this Resolution of memorialization was taken on November 3, 2025.

Members	YES	NO	Absent	Abstain	Recused or Ineligible to Vote
Mayor Kurpis					
Richard Molinari					
Council President Hekemian					
Nicholas Lonzisero					
Carol Boyajian					
Gerald Bedrin					
Jerry DeCrosta					
Dr. Doug Holden					
Edward Wishik					
Patricia Nazzaro, Alt. #1					
Dior Vass, Alt. #2					

Attested to:

Approved by:

Secretary

Chairman

**RESOLUTION #17-25
BOROUGH OF SADDLE RIVER PLANNING BOARD
BERGEN COUNTY, NJ**

Date: 12/02/25

ESTABLISHING ANNUAL MEETING SCHEDULE FOR THE YEAR 2026

WHEREAS, the Planning Board of the Borough of Saddle River is required to establish an annual schedule of regular meetings for the upcoming calendar year in accordance with the Open Public Meetings Act; and

WHEREAS, the Board has reviewed its calendar and determined the most appropriate dates to conduct business, generally holding meetings on the first Tuesday of the month, with exceptions for holidays and elections.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Saddle River, County of Bergen, State of New Jersey, as follows:

SECTION 1. The Regular Meetings of the Planning Board for the year 2026 shall be held at 7:00 PM at the Municipal Building, 100 East Allendale Road, Saddle River, NJ, on the following dates:

- **January 6, 2026 (Reorganization Meeting)**
- **February 3, 2026**
- **March 3, 2026**
- **April 7, 2026**
- **May 5, 2026**
- **June 9, 2026 (2nd Tuesday)**
- **July 2026: NO MEETING SCHEDULED**
- **August 2026: NO MEETING SCHEDULED**
- **September 8, 2026 (2nd Tuesday)**
- **October 6, 2026**
- **November 10, 2026 (2nd Tuesday)**
- **December 1, 2026**

SECTION 2. All meetings shall conclude strictly by the curfew of 10:00 PM, unless a motion to extend is approved by the Board in accordance with Borough procedures.

SECTION 3. Formal action may be taken at any of the foregoing meetings. The Board reserves the right to cancel or schedule special meetings as necessary, provided proper notice is given in accordance with the law.

SECTION 4. The Board Secretary is hereby directed to transmit a copy of this schedule to the Borough Clerk for inclusion in the Annual Meeting Notice (for

posting and publication) and to post this schedule on the official Borough website.

ADOPTED this 2nd day of December, 2025.

	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Mayor Kurpis						
Richard Molinari						
Council President Hekemian						
Chairman Lonziser						
Vice-Chair Boyajian						
Jerry DeCrosta						
Gerald Bedrin						
Edward Wishik						
Patricia Nazzaro						
Dior Vass, Alt 1						
Nicholas Botta, Alt 2						

NICHOLAS LONZISERO, Chairman

LUIS DEPAZ, Board Secretary

CERTIFICATION

I, Luis DePaz, Board Secretary, do hereby certify that the foregoing is a true and accurate copy of the memorializing resolution duly adopted by the said Board on December 2, 2025.

LUIS DEPAZ, Board Secretary



BOROUGH OF SADDLE RIVER PLANNING BOARD

APPLICATION FOR ~~MINOR~~ SUBDIVISION (REVERSE)¹

TO BE FILLED OUT BY THE APPLICANT

NOTE: Should this application not conform to the definition of a Minor Subdivision in the estimation of the Planning Board for reasons to be stated, this application will be classified as a Major Subdivision, and the applicant must refile with proper forms and fees.

Applicant Name: Toll NJ I, L.L.C. Cell Phone: (908) 730-0107

Address: 1140 Virginia Drive, Ft. Washington, Pennsylvania 19034 E-mail: JPECK@tollbrothers.com

Owner Name: Sandra Junkers Cell Phone: (201) 468-2019

Address: P.O. Box 432240, South Miami, FL 33143 E-mail: _____

If corporation or partnership, please list current officers or partners and percentage of ownership or interest: Please see attached Exhibit "A"

Engineer's Name: Michael E. Dipple, P.E. c/o L2A Land Design, LLC Cell Phone: (201) 227-0300

Address: 66 Grand Av., 2nd Floor, Englewood, NJ 07631 E-mail: www.L2Alanddesign.com

Name of Subdivision 14 Algonquin Trail and 167 West Saddle River Road

Location of Subdivision as to Street East of Algonquin Trail

Block 1603 Lot Numbers 1 and 2.01

¹ The Applicant proposes to consolidate 2 existing tax lots into a single parcel which constitutes a reverse subdivision and is exempt from subdivision approval under the MLUL, N.J.S.A. 40:55D-1 et. seq. by filing this application to comply with Borough Ordinance. The Applicant does not waive any and all rights it has under the MLUL to claim the reverse subdivision does not require an application to, or approval by the Board.

If the intended use of any lots to be created is other than residential, please detail:

Not Applicable

Does this subdivision:

	YES	NO
Contain more than 4 lots including basic lot?	—	✓
Front on an existing street?	—	✓
Conflict with Master Plan?	—	✓
Conflict with Borough Ordinances?	—	✓

If the answer is **YES**, cite conflicts _____

Certification of Applicant and/or Owners and/or Partners:

I (we) hereby certify that the applicant or owner is willing and able, in the event of approval of a Final Map, to undertake and completely install all the improvements set forth upon the preliminary and final map submitted herewith. Such improvements to be installed in accordance with the requirement and specification as set forth in the ordinances of the Borough of Saddle River. It is further agreed that a bond or surety bond in a form acceptable to the Borough Attorney to guarantee performance thereof will be furnished to the Borough of Saddle River, New Jersey, to cover the above-mentioned improvements.

Date: _____

See Owner's Consent attached as Exhibit "B"

Signature of Owner (and Applicant)

(If Applicant is other than Owner):

Date: 3/27/25

Toll NJ L.L.C.

Signature of Applicant

John Peck, Division Sr. Vice President

(Insert title if corporation or partnership)

REVISED JANUARY 2021

NEWWP/PLANNING/Planning Board Forms/2021 Revised Forms/Minor Subdivision

BOROUGH OF SADDLE RIVER PLANNING BOARD
CHECK LIST OF REGULATIONS FOR A MINOR SUBDIVISION APPLICATION
(THIS FORM MUST BE FILED WITH APPLICATION)

Application & File #: _____ (To be filled out by Planning Board)

Block & Lot #'s: Block 1603, Lots 1 & 2.01

Applicant's Name: Toll NJ I, L.L.C.

Date: _____

TO BE COMPLETED BY APPLICANT

- ☒ APPLICATION FEE \$500.00 plus \$250.00 per lot CHECK PAYABLE TO THE BOROUGH OF SADDLE RIVER (per fee schedule, \$150 for reverse subdivision)
- ☒ ESCROW \$2,000.00 CHECK PAYABLE TO THE BOROUGH OF SADDLE RIVER (per fee schedule, \$150 for reverse subdivision)

TO BE COMPLETED BY APPLICANT
FOR EACH COMPLETED ITEM, PLEASE PLACE AN X in the box

- ☒ Submit 4 copies of proper application forms and plans upon initial review, along with proper payment of fees
- TBP ☒ Submit 18 copies of this check list (only after deemed complete by Borough engineer)
- ☒ Submit tax collector's affidavit that property taxes and municipal assessments are not delinquent
- N/A ☒ If variances are needed, submit copy of service to property owners within 200'
- * ☒ Submit certification of publication of notice in approved newspapers regarding a Public Hearing**
- ☒ Submit original tracing and 18 copies of the map at least 10 working days before the Planning Board meeting at which action is taken. The Map must contain the following:
- ☒ Applicants Name
- ☒ Block & lot numbers and street location
- ☒ All dimensions
- ☒ Indicate ponds, lakes, streams, drains, wooded areas and names of property owners within 200'
- ☒ Indicate roads and streams within 500'
- ☒ Indicate all buildings and distances from property lines
- ☒ Indicate lot or lots to be subdivided out and dimensions and area to be retained with dimensions
- ☒ Indicate road width of 25' from center line
- ☒ Indicate deed restrictions or easements
- ☒ Key map with reference to surrounding area and existing intersections within 1000'
- ☒ Name of person preparing map, date of preparation and revisions

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* To be provided once hearing date is fixed and notice provided.

TBP-To be provided upon completeness.

- ☒ A scale of 1" = 400 feet minimum
- ☒ Approval block on right hand side with the following:
 "I have carefully examined this map and find it conforms with all the Laws of the State and the Municipal Ordinances applicable thereto" with a place for date and signature of the Planning Board Engineer.

****APPROVED NEWSPAPERS ARE THE RECORD AND THE HEARLD NEWS**

- o A block with the following "This map was approved at a regular meeting of the Planning Board of Saddle River, held on the _____ day of _____, 20____, and said map shall be filed in the Bergen County Clerk's Office on or before _____, in accordance with Chapter 358, P.M. 1953, and as amended by Chapter 141, P.L. 1960.

Chairman

Secretary

NOTE: If classified as a Minor Subdivision, and approved by the Planning Board, the signed tracing will be returned to the applicant.

Filing:

If the original tracing is suitable for filing with the County, applicant must provide two mylar and six paper copies along with the tracing and sufficient funds to cover the filing fee.

The original tracing and one mylar copy will be filed within 190 days of approval by the Borough Clerk.

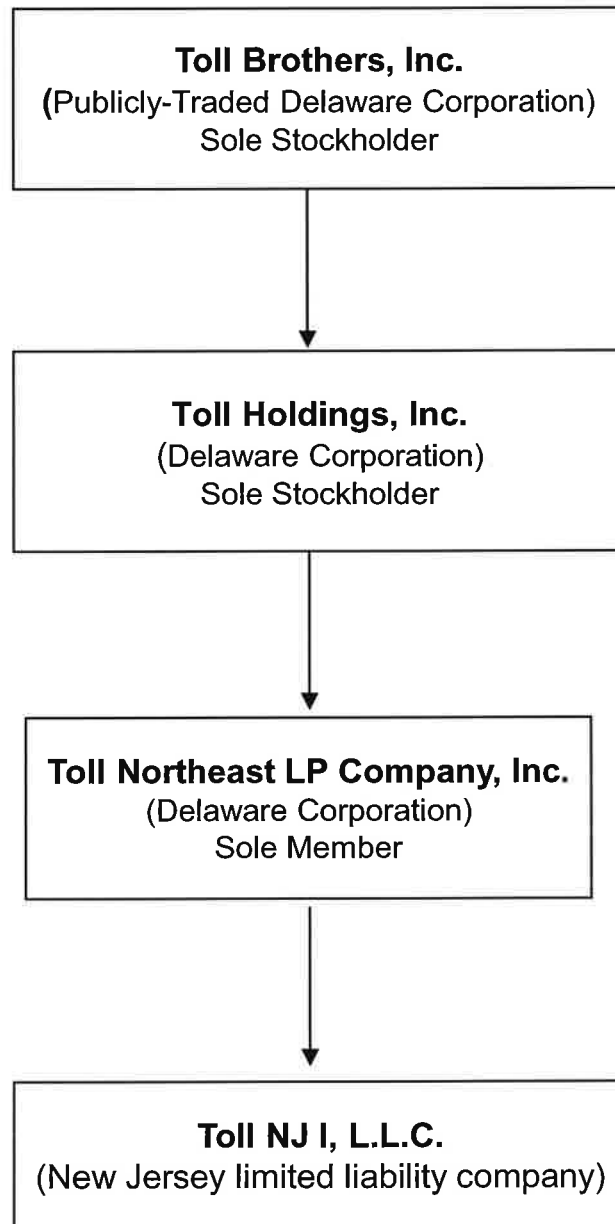
A fully signed reproducible copy should be furnished to the Planning Board.

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EXHIBIT “A”

TOLL NJ I, L.L.C.
ORGANIZATIONAL CHART



As of March 28, 2025, the following own greater than 10% interest in Toll Brothers, Inc.

1. BlackRock, Inc.; and
2. The Vanguard Group.

EXHIBIT “B”

AFFIDAVIT OF CONSENT OF RECORD OWNER

State of New Jersey)

SS:

County of Bergen)

SANDRA JUNKERS, of full age, having sworn, according to

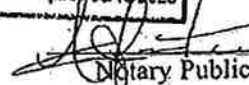
Law on his oath, deposes and says that Junkers, Sandra is the Owner of certain property in the Borough of Saddle River in the County of Bergen, in the State of New Jersey and, as the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Borough of Saddle River aforesaid, and known and designated as Block 1603, Lot 1 and Block 1603, Lot 2.01, and that they hereby consent and authorize Toll NJ I, L.L.C., as the contract purchaser, to file all necessary application(s) Toll NJ I, L.L.C. determines necessary to develop the property.


Signature of Record Owner

Subscribed and sworn to before me this

13th day of March 2025

ADISA FERATOVIC
Notary Public, State of New Jersey
My Commission Expires 08/18/2028


Notary Public

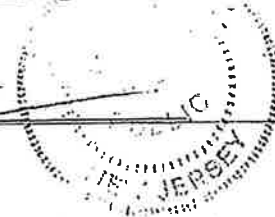


EXHIBIT “C”

**BOROUGH OF SADDLE RIVER
100 EAST ALLENDALE ROAD
SADDLE RIVER, NJ 07458
TEL: (201) 327-2609, Ext. 228
FAX: (201) 327-0168**

PROOF OF CURRENT PROPERTY TAXES

DATE: 3/20/2025

RE: BLOCK 1603 LOT 2.01

PROPERTY OWNER: Sandra Junkers

LOCATION: 14 Algonquin Trail

PROPERTY TAXES ON THE ABOVE PROPERTY HAVE BEEN PAID THROUGH

the first quarter 2025. / (P)

Linda Canavan

LINDA CANAVAN, CTC
TAX COLLECTOR

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BOROUGH OF SADDLE RIVER
100 EAST ALLENDALE ROAD
SADDLE RIVER, NJ 07458
TEL: (201) 327-2609, Ext. 228
FAX: (201) 327-0168

PROOF OF CURRENT PROPERTY TAXES

DATE: 3/20/2025

RE: BLOCK 1803 LOT 1

PROPERTY OWNER: Sandra Junkers

LOCATION: 167 West Saddle River Road

PROPERTY TAXES ON THE ABOVE PROPERTY HAVE BEEN
PAID the first quarter 2025. / (RC)

Linda Canavan
LINDA CANAVAN, CTC
TAX COLLECTOR

EXHIBIT “D”

**BOROUGH OF SADDLE RIVER, 100 EAST ALLENDALE RD., SADDLE RIVER, NJ 07458
(201) 327-2609, Ext. 228**

List of Property Owners To Be Served Notice

DATE: March 13, 2025

APPLICANT'S NAME: Beattie Padovano, Counsellors at Law, Att: Antimo A. DelVecchio
APPLICANT'S ADDRESS: 200 Market Street, Suite 401, Montvale, NJ 07645

BLOCK/LOT: 1603/1 BLOCK/LOT: 1603/2.01
167 W. Saddle River Rd. 14 Algonquin Trail

<u>BLOCK</u> <u>LOT</u>	<u>OWNER</u>	<u>ADDRESS</u>				
	*Planning Development (Dept. of Human Services)	1 Bergen County Plaza, 4 th Fl	Hackensack	NJ	07601	
	Cable Vision	40 Potash Rd.	Oakland	NJ	07436	
	PSE&G (Corporate Properties)	20 Van Vooreen Dr.	Oakland	NJ	07436	
	Verizon, OPE-Right of Way Agent	114 Paterson St., 3 rd Floor	Paterson	NJ	07501	
	*Rockland Electric	1 Blue Hill Plaza	Pearl River	NY	10965	
1603/3	Lubin, Gensly & Cassandre	159 W. Saddle River Rd.	Saddle River	NJ	07458	
1603/5	Grieco, Alan & Beverly	155 W. Saddle River Rd.	Saddle River	NJ	07458	
1602/2.01	Kourgelis, James & Caryl	8 Algonquin Trail	Saddle River	NJ	07458	
1601/5	Ronnie, Leonard H. III	11 Algonquin Trail	Saddle River	NJ	07458	
1601/6.01	Gandhi, Jyoti D. & Rajinder P.	7 Algonquin Trail	Saddle River	NJ	07458	
1401/23	Bowen, George & Elizabeth	164 W. Saddle River Rd.	Saddle River	NJ	07458	
	Mailing Address: 202 Orchard Cove Rd., Locust Hill, VA	23092				
1401/22	DeCrosta, Gracean Gargiulo	158 W. Saddle River Rd.	Saddle River	NJ	07458	
	Mailing Address: 78 Stony Ridge Rd., Saddle River, NJ	07458				
1401/21	Gildea, Charles & Christ, Sharon	156 W. Saddle River Rd.	Saddle River	NJ	07458	
	Mailing Address: P.O. Box 464, Ho-Ho-Kus, NJ	07423				
1401/24	Junkers, Sandra	166 W. Saddle River Rd.	Saddle River	NJ	07458	
	Mailing Address: P.O. Box 432240, So. Maimi, FL	33143				
1401/25	Morgan, Robert & Claudia	170 W. Saddle River Rd.	Saddle River	NJ	07458	
1401/9.01	McEntee, Jr., William & April	185 E. Saddle River Rd.	Saddle River	NJ	07458	
1301/45	Zhurkina, Maria	169 W. Saddle River Rd.	Saddle River	NJ	07458	
1301/44	Dinu, Catalina	171 W. Saddle River Rd.	Saddle River	NJ	07458	
1301/46	Williams, Robert & Melanie	18 Algonquin Trail	Saddle River	NJ	07458	
1301/47	Delguercio, Jr., Ernest F.	3 Arrowhead Lane	Saddle River	NJ	07458	

I, William Yirce, hereby certify that this is an accurate and complete list of Saddle River properties and owners that appear to be within 200 ft. of subject property according to existing Borough records based on receipt of deeds from Bergen County. They must be given notice pursuant to the requirement of N.J.S.A. 40-55D-12 (b). In addition, it is the responsibility of the applicant to serve notice to neighboring boroughs, their property owners, county and state if within 200 ft. of subject property. List of neighboring town property owners within 200 ft. of subject should be obtained from designated person in neighboring municipality.

Subject property with 200 ft. of NJ State Bergen County Neighboring Municipality.

William Yirce
William Yirce, Borough Tax Assessor

3/13/2025
DATE



BOROUGH OF SADDLE RIVER
PLANNING BOARD

SITE PLAN APPLICATION

GENERAL INSTRUCTIONS FOR APPLICANTS

Your application is a legal proceeding, and it is your responsibility to see that all legal requirements are met.

Applications must conform to Saddle River Code, Chapter 37, Land Use Procedures.

IMPROPERLY FILLED OUT APPLICATIONS WILL NOT RECEIVE PLANNING BOARD ACTION

Applications must be submitted to the Board's Secretary-Clerk from 9 am to 3 pm, Monday through Friday, not less than 10 days prior to the Planning Board meeting at which consideration is desired.

The regular Planning Board meeting is normally held the first Tuesday of each month in the Municipal Building at 7:00 pm. Applicants must be present at the meeting. Applicants must verify with the Board's Secretary the meeting date when their application will be heard.

PLEASE INSTRUCT THE SECRETARY WHICH OF THE FOLLOWING APPLICATIONS YOU DESIRE:

- (1) Minor Subdivision** -- Defined as **(a)** having no more than 4 lots, including the basic lot...**(b)** fronting on existing improved street...**(c)** not involving a new street or extension of municipal facilities...**(d)** not adversely affecting existing or future development of remaining or adjoining tracts...**(e)** not affecting Master Plan...**(f)** complying with all ordinances.
- (2) Major Subdivision** -- Defined as all other subdivisions relating to **(a)**, **(b)** and **(c)** under Minor Subdivisions, but still complying with **(d)**, **(e)**, and **(f)**.
- (3) Site Plan**
- (4) Waiver of Site Plan**

Each application packet will include the following:

- (1) Applications – upon initial review, complete and return **four (4)** copies of application, forms, documents, plans, etc. **along with proper fees**
- (2) After the application is deemed complete by the Borough engineer, then provide 18 copies of the checklist, applications, forms, documents, plans, etc. to the Board secretary at least 10 days prior to hearing date
- (3) Regulations in the form of a checklist to be filled out with 18 copies
- (4) Affidavit for tax collector to sign indicating that property taxes and municipal assessments are not delinquent
- (5) Instructions and notification forms to be used if the variances are required and subject to the approval of the Planning Board
- (6) Instructions and notification forms if a Public Hearing is called for
- (7) Applicable ordinances

INSTRUCTIONS FOR APPLICATION TO THE COUNTY

NOTE: All subdivision applications must be sent to:

**COUNTY OF BERGEN
DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
DIVISION OF DEVELOPMENT REVIEW
ADMINISTRATION BUILDING – COURT PLAZA SOUTH
21 MAIN STREET
HACKENSACK, NJ 07601-7000**

All Subdivisions that affect County roads or drainage facilities and/or are classified Major Subdivisions must be submitted for review and approval.

Minor Subdivisions that do not abut or affect County roads or drainage facilities may be exempted from approval after review of the submitted application and accompanying plats (2).

The County roads in Saddle River are: East Saddle River Road, West Saddle River Road, East Allendale Road, Chestnut Ridge Road, Woodcliff Lake Road & Sheridan Avenue.

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FEES

Fees are payable at the time of submission of the application, unless otherwise stated. Applicant shall refer to the latest Schedule of Fees, on file with the Planning Board secretary.

If requested, the Planning Board shall grant an informal, non-binding discussion with the applicant. Fees are not required for such a request.

At the time of the approval, the applicant is to provide a bond in a form acceptable to the Planning Board Attorney in an amount not to exceed one hundred twenty percent (120%) of the estimated cost of the Improvements as determined by the Planning Board Engineer. Applicants shall also make a cash deposit (cash or certified check) to cover Borough expenses such as legal and engineering not to exceed ten percent (10%) of the estimated cost and improvements. The balance previously deposited for the review of the plat shall be credited to this new deposit account. If the balance of this account falls below five hundred dollars (\$500), or 50% of the deposit established above (whichever is greater), the applicant shall deposit an additional sum not to exceed ten percent 10% of the cost estimated by the Planning Board Engineer to complete the Improvements in accordance with the final site development plan.

REVISED JANUARY 2021

NEWWP/PLANNING/Planning Board Forms/2021 Revised Forms/Site Plan

SADDLE RIVER PLANNING BOARD

APPLICATION FOR SITE PLAN

AMENDED 8/15/2025

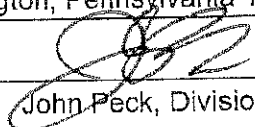
FOR BOARD USE ONLY

Application & File #: _____ Action Taken: _____ Date: _____
Block & Lot #'s: _____
Date: _____
Att'd to Subdivision Application #: _____
Fees Paid: _____

TO BE COMPLETED BY APPLICANT

Applicant's Name: Toll NJ I, L.L.C.

Address: 1140 Virginia Drive, Ft. Washington, Pennsylvania 19034

Phone #: (908) 730-0107 Signature: By: 

John Peck, Division Sr. Vice President

Owner's Name: Please see attached Exhibit "A"

Address: _____

Phone #: _____ Signature: By: Please see Owner's Consent- Exhibit "B"

Sandra Junkers

If corporation or partnership, please list current officers or partners and percentage of ownership or interest:

Please see attached Exhibit "B"

REVISED JANUARY 2021

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Engineer's Name: Michael E. Dipple, P.E. c/o L2A Land Design, LLC

Address: 66 Grand Av., 2nd Floor, Englewood, NJ 07631

Phone #: (201) 227-0300

Name of Subdivision: 14 Algonquin Trail and 166 and 167 West Saddle River Road

Location of Subdivision as to Street: East of Algonquin Trail

As to Block: 1603 Lot #'s: 1 and 2.01

1401 24

☐ Check if Minor Subdivision

☐ Check if Major Subdivision

Date when subdivision application was filed: _____

If the intended use of any lots to be created is other than residential, please detail:

Not Applicable

All mail regarding this subdivision shall be addressed to:

Antimo A. Del Vecchio, Esq. c/o Beattie Padovano, LLC

200 Market Street, Ste 401

Montvale, New Jersey 07645

Certification of Applicant and/or Owners and/or Partners:

I (we) hereby certify that the applicant or owner is willing and able, in the event of approval of a Final Map, to undertake and completely install all the improvements set forth upon the preliminary and final map submitted herewith. Such improvements to be installed in accordance with the requirement and specification as set forth in the ordinances of the Borough of Saddle River. It is further agreed that a bond or surety bond in a form acceptable to the Planning Board Attorney to guarantee performance thereof will be furnished to the Borough of Saddle River, New Jersey, to cover the above-mentioned improvements.

Date: _____

Please see Owner's Consent- Exhibit "B"

Signature of Owner (and Applicant)--
Sandra Junkers

(If Applicant is other than Owner):

Date: 3/27/25

Toll NJ I, L.L.C.

By: _____


Signature of Applicant

John Peck, Division Sr. Vice President

(Insert title if corporation or partnership)

REVISED JANUARY 2021

NEWWP/PLANNING/Planning Board Forms/2021 Revised Forms/Site Plan

SADDLE RIVER PLANNING BOARD

CHECK LIST OF REGULATIONS FOR SITE PLAN APPLICATION

Application & File #: _____ (to be filled out by Planning Board)
 Block & Lot #'s: _____
 Applicant's Name: _____ Date: _____

TO BE COMPLETED BY APPLICANT

FOR EACH COMPLETED ITEM, PLEASE PLACE AN "X" IN APPLICANT COLUMN

	Applicant	Planning Board
Submit 4 copies of proper application forms, plans, documents & proper fees for initial review	✓	
Submit 18 copies of this check list after Borough Engineer has deemed application is complete	✓	
Payment of proper fees	✓	
Submit tax collector's affidavit that property taxes and municipal assessments are not delinquent	✓	
If variances are needed, submit copy of service to property owners within 200'	✓	
Submit certification of publication of notice in approved newspapers (either the Record or Herald News) re: a Public Hearing	✓	
Submit original tracing and eighteen copies of the map at least 10 working days before the Planning Board meeting at which action is taken	✓	

REVISED JANUARY 2021

NEWWP/PLANNING/Planning Board Forms/2021 Revised Forms/Site Plan

	Applicant	Planning Board
The Site Development Plan must contain the following:		
- Applicant's Name.	✓	
- Block and lot numbers and street location.	✓	
- Preparation, signed & sealed by a licensed professional engineer or architect, and the signature & seal of a licensed surveyor as to topographical & boundary survey data.	✓	
- Date – all revisions noted and dated.	✓	
- Key Map showing location of the tract with reference to surrounding areas and existing street intersections.	✓	
- Title of development, north arrow, written graphic scale.	✓	
- A scale of not less than 50' to the inch. All distances shall be in feet and decimals of a foot. All bearings shall be to the nearest ten seconds and lot acreage to nearest .1 acre.	✓	
- The names of all owners of adjacent property with block and lot numbers of said property as shown on current tax records.	✓	
- The zoning district in the parcel together with zone boundaries included within the boundaries of the parcel of within 200' therefrom, if applicable.	✓	
- Survey data showing boundaries of the property, building or setback lines, existing curb or edge of pavement and lines of existing and proposed street, lots, reservations, easement and areas dedicated to public use including grants, restrictions, and rights of way.	✓	
- 18 copies of any covenants, deed restrictions, or exceptions.	✓	
- Location of existing buildings, and all other structures, including walls, fences, culverts & bridges, with spot elevations of such buildings and structures. Structures to be removed shall be indicated by dashed lines; structures to remain shall be indicated by solid lines. Structures within 25' of the property shall also be shown.	✓	
- Location of all existing and proposed storm drainage structures and utility lines whether publicly or privately owned, with pipe sizes, grades and direction of flow. If any existing utility lines are underground, the estimated location of said utility lines shall be shown.	✓	
- Existing and proposed contours, referred to US Coast and Geodetic datum, with a contour interval of two (2) feet; and interval of five (5) feet may be used for slopes of fifteen (15) percent or more. Existing contours are to be indicated by dashed lines and proposed contours are to be indicated by solid lines.	✓	

REVISED JANUARY 2021

NEWWP/PLANNING/Planning Board Forms/2021 Revised Forms/Site Plan

	Applicant	Planning Board
- Location of existing rock outcrops, high points, water courses, depressions, ponds, marshes, wooded areas and other significant existing features including previous flood elevations of water courses, ponds and marsh areas as determined by survey.	✓	
- All proposed streets, with profiles, indicating grading; and cross-sections showing width of roadway, location and width of sidewalk and location and size of utility lines conforming to the standards and specification of the township.	✓	
- The proposed use or uses of land and buildings together with the floor space of all building and the estimated number of employees.	✓	
- The means of vehicular access for ingress and egress from the site showing in particular the size and location of driveways and curb cuts; walkways; the proposed traffic channels, if any; acceleration and deceleration lanes, if any; additional width, if any, and other means of controlling vehicular and pedestrian traffic.	✓	
- The location and design of any off-street parking areas or loading areas showing size and location of bays, aisles, and barriers.	✓	
- The location of all existing and proposed water lines, valves and hydrants and all sewer lines or alternative means of water supply or sewage disposal and treatment.	✓	
- Existing and proposed storm water drainage system. All site plans shall be accompanied by a plan sketch showing all existing drainage within 500' of any boundary, and all areas such as paved areas, grassed areas, wooded areas and any other surface area contributing to the calculations, and showing the methods used in the drainage calculations.	✓	
- The location, direction of illumination, power and hours of operation of existing and proposed outdoor lighting.	✓	
- The location and elevation plan of proposed signs.	✓	
- The proposed screening, landscaping and planting plan.	✓	
- Such other information or data as may be required by the Planning Board for determination that the details of the Site Plan are in accordance with the standards of this Ordinance, Zoning Ordinance and all other ordinances of the Borough of Saddle River.	✓	
- The following approval blocks shall be added to the Site Plan:	✓	

REVISED JANUARY 2021

NEWWP/PLANNING/Planning Board Forms/2021 Revised Forms/Site Plan

1. Approved at a regular meeting of the Planning Board of the Borough of Saddle River on the _____ day
of _____
(month) (year)

2. Approved by the Building Inspector of the Borough of Saddle River

(Name) (Date)

3. Approved by the Fire Chief of the Borough of Saddle River

(Name) (Date)

4. Approved by the Police Chief of the Borough of Saddle River

(Name) (Date)

5. Approved by the Board of Health of the Borough of Saddle River

(Chairman) (Date)

(Secretary) (Date)

6. Approved by the Board of Architectural Review of the Borough of Saddle River

(Chairman) (Date)

(Secretary) (Date)

REVISED JANUARY 2021

NEW WP/PLANNING/Planning Board Forms/2021 Revised Forms/Site Plan

7. Approved by the Plumbing Inspector of the Borough of Saddle River

_____	_____
(Name)	(Date)

8. Approved by the Environmental Commission of the Borough of Saddle River

_____	_____
(Chairman)	(Date)

_____	_____
(Secretary)	(Date)

REVISED JANUARY 2021

NEWWP/PLANNING/Planning Board Forms/2021 Revised Forms/Site Plan

BOROUGH OF SADDLE RIVER PLANNING BOARD
CHECKLIST FORM FOR SUBMITTAL OF SOIL RELOCATION APPLICATIONS
(THIS FORM MUST BE FILED WITH APPLICATION)

PRIOR TO AN APPLICANT BEING DEEMED COMPLETE AND SCHEDULED FOR PLANNING BOARD SOIL RELOCATION HEARING, THE APPLICANT SHALL SUBMIT TO THE SECRETARY OF THE PLANNING BOARD FOR REVIEW BY THE BOROUGH ENGINEER FOR COMPLETENESS THE FOLLOWING:

- ☒ APPLICATION FEE \$400.00 CHECK PAYABLE TO THE BOROUGH OF SADDLE RIVER
- ☒ ESCROW \$5,000.00 CHECK PAYABLE TO THE BOROUGH OF SADDLE RIVER

3 COPIES OF THE FOLLOWING:

- ☒ **SOIL RELOCATION APPLICATION (3 PAGES)**
- ☒ **ENGINEERING SITE PLAN WITH SUFFICIENT DETAIL INCLUDING THE FOLLOWING:**
 - ☒ PROPOSED SCOPE OF WORK INCLUDING EXISTING AND PROPOSED. SHOW EXISTING IMPROVEMENTS AND ANY DEMOLITIONS. SHOW ALL PROPOSED IMPROVEMENTS INCLUDING NEW DWELLING/ADDITIONS, DRIVEWAYS, POOLS, PATIOS, ACCESSORY STRUCTURES, EQUIPMENT PADS, SEPTIC AND DRAINAGE IMPROVEMENTS.
 - ☒ ZONING TABLE SHOWING BUILDING AND LOT COVERAGES (PRE AND POST CONSTRUCTION). PROVIDE A DETAILED BREAKDOWN OF COVERAGES.
 - ☒ ZONING PERMIT REVIEW AND APPROVAL FROM ZONING OFFICER
 - ☒ MAP REFERENCES AND EASEMENTS
 - ☒ METES AND BOUNDS OF ALL PROPERTY LINES AND WIDTH OF ROW
 - ☒ KEY MAP WITH ADJACENT PROPERTIES WITHIN 200'. SHOW ZONING OF ADJACENT AREAS
 - ☒ DATUM AND NORTH ARROW
 - ☒ FIRST FLOOR, GARAGE FLOOR AND BASEMENT FLOOR AS APPLICABLE
 - ☒ DRIVEWAY LOCATION AND WALKWAYS/PATIOS
 - ☒ SHOW EXISTING TREES 8" DIAM OR GREATER, SHOW SPECIES & SIZE. PROVIDE NUMBER TBR
 - ☒ PERTINENT UTILITIES TO BE SHOWN INCLUDING ELECTRIC AND GAS
 - ☒ SEPTIC SYSTEM AND LOCATION OF WELL OR MUNICIPAL WATER SUPPLY
 - ☒ DRAINAGE DESIGN INCLUDING ON-SITE RETENTION FOR ALL NEW IMPERVIOUS AREAS (BASED ON THE 100 YEAR FREQUENCY STORM). APPLICATION SHALL MAKE USE OF CURRENT TECHNOLOGY AND REDUCE RUNOFF. USE OF SWALES, RAIN GARDENS AND GREEN TECHNOLOGY ARE ENCOURAGED.
 - ☒ EXISTING AND PROPOSED TOPOGRAPHY AS APPLICABLE.
 - ☒ LANDSCAPING AND SOIL STABILIZATION TO SATISFY SESC MEASURES AND STABILIZATION. SEPARATE LANDSCAPE PLAN WILL BE REQUIRED WHERE MORE THAN 4 TREES ARE REMOVED AS PART OF APPLICATION.

Toll NJ I, L.L.C.

APPLICANT NAME PRINT

SIGNATURE

John Peck, Division Sr. Vice President

DATE

3/27/25

14 Algonquin Trail and 167 West Saddle River Road

1603

1 and 2.01

PROPERTY

ADDRESS

BLOCK

LOT

BOROUGH USE

RECEIVED BY	_____
APPLICATION FILED DATE	_____
APPLICATION FEE RECEIVED	_____
ESCROW RECEIVED	_____
ENGINEERING ACCEPTANCE	_____
LANDSCAPE ARCHITECT ACCEPTANCE	_____
APPLICATION DEEMED COMPLETE DATE	_____

BOROUGH OF SADDLE RIVER PLANNING BOARD
General Instructions to Planning Board Soil Relocation Applicants

Projects requiring Planning Board Soil Relocation Submittal shall be reviewed and deemed complete by the Office of the Engineer. A **Notice of Completeness** will be sent to the applicant and include date of next available meeting.

The applicant after receiving notice of completeness shall provide notice to property owners (notice must be served to all property owners within 200 ft. of the said property. A list may be obtained from the Tax Collector) and published in the newspaper (notice must be published one (1) time in an approved newspaper (The Record and the Ridgewood News) at least two (2) Sundays prior to the scheduled hearing date) as per requirements.

The applicant shall submit to the Zoning Officer plans and Zoning Review Application to receive Zoning Approval, prior to any Planning Board submittal.

For Planning Board Soil Relocation Completeness Review, the applicant shall submit the following to the Planning Board Secretary.

- Three (3) copies of the Site Plan
- Three (3) copies of the Landscape Plan (if more than 4 trees are proposed to be removed)
- Application and Worksheet for Soil Relocation including support calculations
- Initial escrow deposit in the amount of \$5,000.00 payable to the Borough of Saddle River
- Application Fee in the amount of \$400.00 payable to the Borough of Saddle River

After receiving notice of completeness and scheduled meeting date, the applicant shall file with the Planning Board Secretary eighteen (18) copies of the plan and applications. Submittal shall be no later than 10 days prior to the date of the meeting.

All documents shall be submitted the Planning Board Secretary. It is the applicant's responsibility to insure that materials are received by the Secretary to insure files for public inspection are complete. Submittals shall not be sent to the Borough Engineer, unless it is a copy of the original documents submitted to the Secretary.

Applications shall include a listing of proposed waivers from the Soil Relocation Ordinance. If none, provide note on the plan.

Form revised January 2021

BOROUGH OF SADDLE RIVER

SOIL RELOCATION APPLICATION FOR PERMIT TO (X) REMOVE (X) RECEIVE (X) RELOCATE

GENERAL: Chapter 183 of the Saddle River Municipal Code requires a permit for any soil relocation. For Application under 50 cubic yards, a permit will be issued by the Clerk; application in excess of 50 cubic yards must be reviewed and approved by the Engineer; application of 500 cubic yards or more must be presented to the Planning Board. The requirements for this permit are defined under Chapter 183 All soil movement must conform to the requirements of the Soil Erosion and Sedimentation Control Ordinance, except when specifically stated, soil movement is only permitted between the hours of 8:00 am and 4:00pm, local time, Monday through Friday.

1. **Property Identification:** Block 1603 Lot 1 and 2.01
Address: 14 Algonquin Trail and 167 West Saddle River Road

2. **Owner Name:** Sandra Junkers Phone: (201) 468-2019 Fax: _____
Address: 14 Algonquin Trail, Saddle River, New Jersey 07458 E-mail: _____

3. **Applicant Name:** Toll NJ I, L.L.C. Phone: (908) 730-0107 Fax: _____
1140 Virginia Drive, Ft. Washington, Pennsylvania 19034
Address: _____ Cell Phone: (908) 581-9898
E-mail: JPECK@tollbrothers.com

4. **Contractor Name:** TBD Phone: _____ Fax: _____
Address: _____ E-mail: _____

5. **Description of Operation, including an explanation of the need and equipment to be used:**
TBD

6. **Quantity of soil to be relocated:** Please see attached Exhibit "C" cubic yards (see attached worksheet).

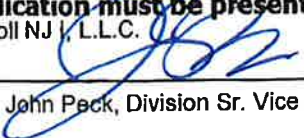
7. **Destination or origin of soil, including a brief description of the route:**
TBD

8. **Estimated Starting Date:** TBD **Estimated Completion Date:** TBD

9. **To be provided for Soil Relocation in excess of 50 cubic yards:** Map showing contour of the land (2' intervals) before and after soil relocation.

10. **To be completed for Soil Relocation in excess of 500 cubic yards:** List of Property Owners within 200 feet (please attach). **Application must be presented to the Planning Board.**

Toll NJ, L.L.C.

11. **Applicant's signature:** By:  Date: 3/27/25

John Peck, Division Sr. Vice President

FOR BOROUGH USE ONLY

Planning Board Approval Required?

Permit/Resolution No. _____ **Yes:** _____ **No:** _____

Borough Engineer

Approval _____ **Date:** _____ **Comments:** _____

Denial _____ **Date:** _____ **Comments:** _____

Required Filing Fee: \$ _____ **Date Received:** _____

Required Escrow Deposit \$ _____ **Date Received:** _____

Borough of Saddle River Soil Relocation Worksheet

Office of Borough Engineer

Worksheet shall be prepared for all projects requiring soil relocation and be made part of the application submittal. Attach worksheet to application for soil relocation. Applicant shall refer to the Borough Ordinances for all restrictions relating to soil movement including factors for consideration, chapter 183: Any single or cumulative soil movement or relocation in excess of 500 yards shall necessitate an application before the Planning Board

Excavations

Provide Support Calculations
Attach Additional Sheet, if Required

House/Addition (Foundation)

Pool

Septic

Tennis Court

Grading

Other

Cubic Yards

261,756.19

0

0

0

332,849.37

0

Total Sum of Excavation

594,605.56

Fill Operations

Cubic Yards

House/Addition (Foundation)

Pool

Septic (Bank Run or Select Material)

Tennis Court

Other

GRADING

69,891.90

0

0

0

511,889.80

Total Sum of Fill

581,889.80

Soil Relocation (Max of Sum Fill or Sum Excavation)

12,826.85

Proposed Soil Export

Soil to be removed from the site (Excavations Exceed Fills)

12,826.85

Proposed Soil Import

Soil to be received at the site (Fills Exceed Excavations)

0

Worksheet Prepared By: MICHAEL E. DIPPLE, P.E.

Date: 04/03/2025

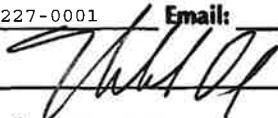
Company: L2A LAND DESIGN LLC

Phone: 201-227-0300

Address: 66 GRAND AVE - FLOOR 2, ENGLEWOOD, NJ 07631

Fax: 201-227-0001

Email: MDIPPLE@L2ALANDDESIGN.COM

Signature: 

Soil Relocation Application Page 2 of 3
1/2013
SR/Forms/Soil Relocation Worksheet

SLOPE AND WAIVER IDENTIFICATION WORKSHEET

	A	B	C = (A/100) X B	D	Yes or No
SLOPE CATEGORY	% MAXIMUM PERMITTED DISTURBANCE	AREA OF PROPERTY IN EACH SLOPE CATEGORY (SF)	PERMITTED AREA OF DISTURBANCE (SF)	PROPOSED AREA OF DISTURBANCE IN EACH SLOPE CATEGORY (SF)	DOES (D) EXCEED (C), IF YES WAIVER REQUIRED, PROVIDE AREA OF WAIVER
0 - 14.9%	100%	250,874	250,874	219,293	NO
15 - 24.9%	50%	41,242	20,621	34,274	YES - 13,653
25 - 34.9%	30%	11,427	3,428	9,077	YES - 5,649
> 35	0%	9,697	0	8,981	YES - 8,681

SF = Square Feet

TOTAL LOT AREA (SF) = 311,933
ACRES = 7.16

IS FIRST FLOOR ELEVATION SET WITHIN 4.0' FROM THE EXISTING AVERAGE GRADE ACROSS THE FRONT OF THE STRUCTURE?
AVG GRADE FOR SR IS DEFINED AS CALCULATING EXISTING ELEVATIONS ALONG THE PROPOSED FRONT FOUNDATION AT 10' (FOOT) INCREMENTS, LEFT TO RIGHT.

CALCULATED AVG. GRADE	PROPOSED FFE	DOES DESIGN MEET ORDINANCE 183-6(G3) OR IS WAIVER REQUIRED ?	COMMENTS AND DESCRIPTION OF WAIVER IF APPLICABLE
SEE ATTACHED	BREAKDOWN		

ARE PROPOSED GRADE CHANGES IN EXCESS OF 4.0' FROM EXISTING GRADE?

MAXIMUM PROPOSED GRADE CHANGE (FT)	DOES DESIGN MEET ORDINANCE 183-6(G3) OR IS WAIVER REQUIRED ?	COMMENTS AND DESCRIPTION OF WAIVER IF APPLICABLE
17.23'	NO	GREATER THAN 4' ABOVE AVG. EXISTING GRADE

ARE PROPOSED RETAINING WALLS (IF ANY) IN EXCESS OF 4.0'?

MAXIMUM PROPOSED WALL HEIGHT (FT)	DOES DESIGN MEET ORDINANCE 183-6(G3) OR IS WAIVER REQUIRED ?	COMMENTS AND DESCRIPTION OF WAIVER IF APPLICABLE
10'	NO	MAX WALL HEIGHT OF 10'

ARE PROPOSED DRIVEWAY SLOPES IN EXCESS OF 10%?

MAXIMUM PROPOSED DRIVEWAY SLOPE (%)	DOES DESIGN MEET ORDINANCE 183-6(G4) OR IS WAIVER REQUIRED ?	COMMENTS AND DESCRIPTION OF WAIVER IF APPLICABLE
5.5%	YES	

PROPERTY ADDRESS 14 ALGONQUIN TRAIL & 167 W.
SADDLE RIVER ROAD
BLOCK/LOT BLOCK 1603 - LOT 1 & 2.01

FORM COMPLETED BY:
SIGNATURE AND DATE

MICHAEL E. DIPPLE, P.E.
04/03/2024

BUILDING	CALCULATED AVERAGE GRADE	PROPOSED FFE	DOES DESIGN MEET ORDINANCE 183-6(G)(1) OR WAIVER REQUIRED?	COMMENTS AND DESCRIPTION OF WAIVER IF APPLICABLE
1	231.51	230.71	YES	
2	227.62	228.71	YES	
3	224.28	217.78	YES	
4	225.42	217.28	YES	
5	228.97	216.78	YES	
6	216.17	217.40	YES	
7	220.39	216.90	YES	
8	228.97	216.40	YES	
9	186.04	200.94	NO	GREATER THAN 4' ABOVE AVG. EXIST. GRADE
10	186.88	200.44	NO	GREATER THAN 4' ABOVE AVG. EXIST. GRADE
11	187.45	199.94	NO	GREATER THAN 4' ABOVE AVG. EXIST. GRADE
12	183.23	200.46	NO	GREATER THAN 4' ABOVE AVG. EXIST. GRADE
13	184.03	199.96	NO	GREATER THAN 4' ABOVE AVG. EXIST. GRADE
14	185.37	199.46	NO	GREATER THAN 4' ABOVE AVG. EXIST. GRADE
15	184.62	184.51	YES	
16	186.25	184.51	YES	
17	184.94	183.51	YES	
18	182.50	183.51	YES	
19	228.68	230.82	YES	
20	227.47	228.82	YES	
21	227.37	226.82	YES	
22	228.97	224.82	YES	
23	228.97	222.82	YES	
24	228.97	220.82	YES	
25	228.65	215.43	YES	
26	223.49	213.43	YES	
27	222.34	211.43	YES	
28	204.08	209.43	NO	GREATER THAN 4' ABOVE AVG. EXIST. GRADE
29	195.41	207.43	NO	GREATER THAN 4' ABOVE AVG. EXIST. GRADE
30	190.96	205.43	NO	GREATER THAN 4' ABOVE AVG. EXIST. GRADE
31	186.19	199.98	NO	GREATER THAN 4' ABOVE AVG. EXIST. GRADE
32	185.56	197.98	NO	GREATER THAN 4' ABOVE AVG. EXIST. GRADE
33	184.88	195.98	NO	GREATER THAN 4' ABOVE AVG. EXIST. GRADE
34	183.30	193.98	NO	GREATER THAN 4' ABOVE AVG. EXIST. GRADE
35	181.25	191.98	NO	GREATER THAN 4' ABOVE AVG. EXIST. GRADE
36	179.75	189.98	NO	GREATER THAN 4' ABOVE AVG. EXIST. GRADE
37-48	171.34	182.14	NO	GREATER THAN 4' ABOVE AVG. EXIST. GRADE

EXHIBIT “A”

**BOROUGH OF SADDLE RIVER
100 EAST ALLENDALE ROAD
SADDLE RIVER, NJ 07458
TEL: (201) 327-2609, Ext. 228
FAX: (201) 327-0168**

PROOF OF CURRENT PROPERTY TAXES

DATE: 3/20/2025

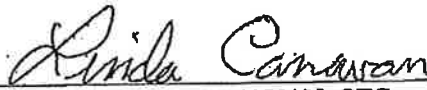
RE: BLOCK 1603 LOT 2.01

PROPERTY OWNER: Sandra Junkers

LOCATION: 14 Algonquin Trail

PROPERTY TAXES ON THE ABOVE PROPERTY HAVE BEEN PAID THROUGH

the first quarter 2025. / (P)



LINDA CANAVAN, CTC
TAX COLLECTOR

REVISED JANUARY 2021

NEWWP/PLANNING/Planning Board Forms/2021 Revised Forms/Site Plan

BOROUGH OF SADDLE RIVER
100 EAST ALLENDALE ROAD
SADDLE RIVER, NJ 07458
TEL: (201) 327-2609, Ext. 228
FAX: (201) 327-0168

PROOF OF CURRENT PROPERTY TAXES

DATE: 3/20/2025

RE: BLOCK 1603 LOT 1

PROPERTY OWNER: Sandra Junkers

LOCATION: 167 West Saddle River Road

PROPERTY TAXES ON THE ABOVE PROPERTY HAVE BEEN
PAID the first quarter 2025, /RC

Linda Canavan
LINDA CANAVAN, CTC
TAX COLLECTOR

lc

EXHIBIT “B”

**BOROUGH OF SADDLE RIVER, 100 EAST ALLENDALE RD., SADDLE RIVER, NJ 07458
(201) 327-2609, Ext. 228**

List of Property Owners To Be Served Notice

DATE: March 13, 2025

APPLICANT'S NAME: Beattie Padovano, Counsellors at Law, Att: Antimo A. DelVecchio
APPLICANT'S ADDRESS: 200 Market Street, Suite 401, Montvale, NJ 07645

BLOCK/LOT: 1603/1 BLOCK/LOT: 1603/2.01
167 W. Saddle River Rd. 14 Algonquin Trail

**BLOCK
LOT**

OWNER

ADDRESS

	*Planning Development (Dept. of Human Services)	1 Bergen County Plaza, 4 th Fl	Hackensack	NJ	07601
	Cable Vision	40 Potash Rd.	Oakland	NJ	07436
	PSE&G (Corporate Properties)	20 Van Vooreen Dr.	Oakland	NJ	07436
	Verizon, OPE-Right of Way Agent	114 Paterson St., 3 rd Floor	Paterson	NJ	07501
	*Rockland Electric	1 Blue Hill Plaza	Pearl River	NY	10965
1603/3	Lubin, Gensly & Cassandre	159 W. Saddle River Rd.	Saddle River	NJ	07458
1603/5	Grieco, Alan & Beverly	155 W. Saddle River Rd.	Saddle River	NJ	07458
1602/2.01	Kourgelis, James & Caryl	8 Algonquin Trail	Saddle River	NJ	07458
1601/5	Ronnie, Leonard H. III	11 Algonquin Trail	Saddle River	NJ	07458
1601/6.01	Gandhi, Jyoti D. & Rajinder P.	7 Algonquin Trail	Saddle River	NJ	07458
1401/23	Bowen, George & Elizabeth	164 W. Saddle River Rd.	Saddle River	NJ	07458
	Mailing Address: 202 Orchard Cove Rd., Locust Hill, VA	23092			
1401/22	DeCrosta, Gracean Gargiulo	158 W. Saddle River Rd.	Saddle River	NJ	07458
	Mailing Address: 78 Stony Ridge Rd., Saddle River, NJ	07458			
1401/21	Gildea, Charles & Christ, Sharon	156 W. Saddle River Rd.	Saddle River	NJ	07458
	Mailing Address: P.O. Box 464, Ho-Ho-Kus, NJ	07423			
1401/24	Junkers, Sandra	166 W. Saddle River Rd.	Saddle River	NJ	07458
	Mailing Address: P.O. Box 432240, So. Maimi, FL	33143			
1401/25	Morgan, Robert & Claudia	170 W. Saddle River Rd.	Saddle River	NJ	07458
1401/9.01	McEntee, Jr., William & April	185 E. Saddle River Rd.	Saddle River	NJ	07458
1301/45	Zhurkina, Maria	169 W. Saddle River Rd.	Saddle River	NJ	07458
1301/44	Dinu, Catalina	171 W. Saddle River Rd.	Saddle River	NJ	07458
1301/46	Williams, Robert & Melanie	18 Algonquin Trail	Saddle River	NJ	07458
1301/47	Delguercio, Jr., Ernest F.	3 Arrowhead Lane	Saddle River	NJ	07458

I, William Yirce, hereby certify that this is an accurate and complete list of Saddle River properties and owners that appear to be within 200 ft. of subject property according to existing Borough records based on receipt of deeds from Bergen County. They must be given notice pursuant to the requirement of N.J.S.A. 40-55D-12 (b). In addition, it is the responsibility of the applicant to serve notice to neighboring boroughs, their property owners, county and state if within 200 ft. of subject property. List of neighboring town property owners within 200 ft. of subject should be obtained from designated person in neighboring municipality.

Subject property with 200 ft. of NJ State Bergen County Neighboring Municipality.

William Yirce
William Yirce, Borough Tax Assessor

3/13/2025
DATE

EXHIBIT “C”

TOTAL VOLUME SUMMARY TABLE

STA.	CUT AREA (SF)	CUT VOLUME (CY)	FILL AREA (SF)	FILL VOLUME (CY)	CUMULATIVE CUT VOLUME (CY)	CUMULATIVE FILL VOLUME (CY)	CUMULATIVE NET VOLUME (CY)
0+00.00	170.00	314.81	4.00	7.41	314.81	7.41	307.41
0+50.00	2,722.00	2,677.78	8.00	11.11	2,992.59	18.52	2,974.07
1+00.00	2,124.00	4,487.04	28.00	33.33	7,479.63	51.85	7,427.78
1+50.00	4,637.00	6,260.19	870.00	831.48	13,739.81	883.33	12,856.48
2+00.00	2,977.00	7,050.00	1,448.00	2,146.30	20,789.81	3,029.63	17,760.19
2+50.00	1,406.00	4,058.33	1,635.00	2,854.63	24,848.15	5,884.26	18,963.89
3+00.00	2,357.00	3,484.26	631.00	2,098.15	28,332.41	7,982.41	20,350.00
3+50.00	2,203.00	4,222.22	290.00	852.78	32,554.63	8,835.19	23,719.44
4+00.00	293.00	2,311.11	2,927.00	2,978.70	34,865.74	11,813.89	23,051.85
4+50.00	0.00	271.30	4,567.00	6,938.89	35,137.04	18,752.78	16,384.26
5+00.00	0.00	0.00	6,049.00	9,829.63	35,137.04	28,582.41	6,554.63
5+50.00	0.00	0.00	3,990.00	9,295.37	35,137.04	37,877.78	-2,740.74
6+00.00	57.00	52.78	1,354.00	4,948.15	35,189.81	42,825.93	-7,636.11
6+50.00	1,412.00	1,360.19	995.00	2,175.00	36,550.00	45,000.93	-8,450.93
7+00.00	1,939.00	3,102.78	1,473.00	2,285.19	39,652.78	47,286.11	-7,633.33
7+50.00	390.00	2,156.48	2,767.00	3,925.93	41,809.26	51,212.04	-9,402.78
8+00.00	203.00	549.07	4,545.00	6,770.37	42,358.33	57,982.41	-15,624.07
8+50.00	0.00	187.96	4,978.00	8,817.59	42,546.30	66,800.00	-24,253.70
9+00.00	0.00	0.00	1,488.00	5,987.04	42,546.30	72,787.04	-30,240.74
9+50.00	84.00	77.78	0.00	1,377.78	42,624.07	74,164.81	-31,540.74
TOTAL	22,974.00	42,624.07	40,047.00	74,164.81	594,605.56	581,778.70	12,826.85

SUMMARY OF STEEP SLOPE DISTURBANCE

	MINIMUM SLOPE	MAXIMUM SLOPE	PERCENT MAXIMUM PERMITTED DISTURBANCE	AREA OF PROPERTY IN EACH SLOPE CATEGORY (SF)	PERMITTED AREA OF DISTURBANCE (SF)	PROPOSED AREA OF DISTURBANCE IN EACH SLOPE CATEGORY (SF)	WAVES
	0%	14.9%	100%	250,874	250,874	219,293	NO
	15%	24.9%	50%	41,242	20,621	34,274	YES (13,653 SF EXCEEDANCE)
	25%	34.9%	30%	11,427	3,428	9,077	YES (5,649 SF EXCEEDANCE)
	>35%	-	0%	9,697	0	8,681	YES (8,681 SF EXCEEDANCE)

1. PER §183-6(1): DEVELOPMENT WITHIN SLOPE AREAS.

2. DISTURBANCE CALCULATED AS PERCENTAGE AS FOLLOWS:

0% TO 14.99%: $(219,293 \text{ SF DISTURBANCE} / 250,874 \text{ SF}) \times 100\% = 87.41\%$
 15% TO 24.99%: $(34,274 \text{ SF DISTURBANCE} / 41,242 \text{ SF}) \times 100\% = 83.10\%$
 25% TO 39.99%: $(9,077 \text{ SF DISTURBANCE} / 11,427 \text{ SF}) \times 100\% = 79.43\%$
 35% +: $(8,681 \text{ SF DISTURBANCE} / 9,697 \text{ SF}) \times 100\% = 89.52\%$

BOROUGH OF SADDLE RIVER PLANNING BOARD
CHECKLIST FORM FOR SUBMITTAL OF SOIL RELOCATION APPLICATIONS
 (THIS FORM MUST BE FILED WITH APPLICATION)

PRIOR TO AN APPLICANT BEING DEEMED COMPLETE AND SCHEDULED FOR PLANNING BOARD SOIL RELOCATION HEARING, THE APPLICANT SHALL SUBMIT TO THE SECRETARY OF THE PLANNING BOARD FOR REVIEW BY THE BOROUGH ENGINEER FOR COMPLETENESS THE FOLLOWING:

- ☐ APPLICATION FEE \$400.00 CHECK PAYABLE TO THE BOROUGH OF SADDLE RIVER
- ☐ ESCROW \$5,000.00 CHECK PAYABLE TO THE BOROUGH OF SADDLE RIVER

3 COPIES OF THE FOLLOWING:

- ☒ **SOIL RELOCATION APPLICATION (3 PAGES)**
- ☒ **ENGINEERING SITE PLAN WITH SUFFICIENT DETAIL INCLUDING THE FOLLOWING:**
- ☒ PROPOSED SCOPE OF WORK INCLUDING EXISTING AND PROPOSED. SHOW EXISTING IMPROVEMENTS AND ANY DEMOLITIONS. SHOW ALL PROPOSED IMPROVEMENTS INCLUDING NEW DWELLING/ADDITIONS, DRIVEWAYS, POOLS, PATIOS, ACCESSORY STRUCTURES, EQUIPMENT PADS, SEPTIC AND DRAINAGE IMPROVEMENTS.
 - ☒ ZONING TABLE SHOWING BUILDING AND LOT COVERAGES (PRE AND POST CONSTRUCTION). PROVIDE A DETAILED BREAKDOWN OF COVERAGES.
 - ☒ ZONING PERMIT REVIEW AND APPROVAL FROM ZONING OFFICER
 - ☒ MAP REFERENCES AND EASEMENTS
 - ☒ METES AND BOUNDS OF ALL PROPERTY LINES AND WIDTH OF ROW
 - ☒ KEY MAP WITH ADJACENT PROPERTIES WITHIN 200'. SHOW ZONING OF ADJACENT AREAS
 - ☒ DATUM AND NORTH ARROW
 - ☒ FIRST FLOOR, GARAGE FLOOR AND BASEMENT FLOOR AS APPLICABLE
 - ☒ DRIVEWAY LOCATION AND WALKWAYS/PATIOS
 - ☒ SHOW EXISTING TREES 8" DIAM OR GREATER, SHOW SPECIES & SIZE. PROVIDE NUMBER TBR
 - ☒ PERTINENT UTILITIES TO BE SHOWN INCLUDING ELECTRIC AND GAS
 - ☒ SEPTIC SYSTEM AND LOCATION OF WELL OR MUNICIPAL WATER SUPPLY
 - ☒ DRAINAGE DESIGN INCLUDING ON-SITE RETENTION FOR ALL NEW IMPERVIOUS AREAS (BASED ON THE 100 YEAR FREQUENCY STORM). APPLICATION SHALL MAKE USE OF CURRENT TECHNOLOGY AND REDUCE RUNOFF. USE OF SWALES, RAIN GARDENS AND GREEN TECHNOLOGY ARE ENCOURAGED.
 - ☒ EXISTING AND PROPOSED TOPOGRAPHY AS APPLICABLE.
 - ☒ LANDSCAPING AND SOIL STABILIZATION TO SATISFY SESC MEASURES AND STABILIZATION. SEPARATE LANDSCAPE PLAN WILL BE REQUIRED WHERE MORE THAN 4 TREES ARE REMOVED AS PART OF APPLICATION.

Biyazuddin Shach

APPLICANT NAME PRINT

SIGNATURE

DATE

14 Eugene Rd

ADDRESS

1808

BLOCK

6

LOT

PROPERTY

BOROUGH USE	
RECEIVED BY	<i>LD</i>
APPLICATION FILED DATE	<i>9/24</i>
APPLICATION FEE RECEIVED	<i>9/24</i>
ESCROW RECEIVED	<i>9/24</i>
ENGINEERING ACCEPTANCE	_____
LANDSCAPE ARCHITECT ACCEPTANCE	_____
APPLICATION DEEMED COMPLETE DATE	_____

BOROUGH OF SADDLE RIVER

SOIL RELOCATION

APPLICATION FOR PERMIT TO () REMOVE () RECEIVE () RELOCATE

GENERAL: Chapter 183 of the Saddle River Municipal Code requires a permit for any soil relocation. For Application under 50 cubic yards, a permit will be issued by the Clerk; application in excess of 50 cubic yards must be reviewed and approved by the Engineer; application of 500 cubic yards or more must be presented to the Planning Board. The requirements for this permit are defined under Chapter 183 All soil movement must conform to the requirements of the Soil Erosion and Sedimentation Control Ordinance, except when specifically stated, soil movement is only permitted between the hours of 8:00 am and 4:00pm, local time, Monday through Friday..

1. **Property Identification:** Block 1808 Lot 6
Address: 14 Eugene Road

2. **Owner Name:** Riyazuddin Shaikh & Sheerin Khan Phone: 973-590-9121 Fax: _____
Address: 14 Eugene Road E-mail: mansoori.mvm@gmail.com

3. **Applicant Name:** Same as owner Phone: _____ Fax: _____
Address: _____ Cell Phone: _____
E-mail: _____

4. **Contractor Name:** _____ Phone: _____ Fax: _____
Address: _____ E-mail: _____

5. **Description of Operation, including an explanation of the need and equipment to be used:**
Construction of a new single family dwelling with a pool and septic system. The required construction equipment includes excavators and trucks for soil moving.

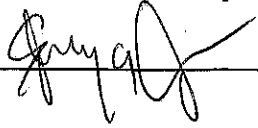
6. **Quantity of soil to be relocated:** 1703 cubic yards (see attached worksheet).

7. **Destination or origin of soil, including a brief description of the route:**

8. **Estimated Starting Date:** _____ **Estimated Completion Date:** _____

9. **To be provided for Soil Relocation in excess of 50 cubic yards:** Map showing contour of the land (2' intervals) before and after soil relocation.

10. **To be completed for Soil Relocation in excess of 500 cubic yards:** List of Property Owners within 200 feet (please attach). **Application must be presented to the Planning Board.**

11. **Applicant's signature:**  **Date:** 07/17/2025

FOR BOROUGH USE ONLY

Planning Board Approval Required?

Permit/Resolution No. _____ **Yes:** _____ **No:** _____

Borough Engineer

Approval _____ **Date:** _____ **Comments:** _____

Denial _____ **Date:** _____ **Comments:** _____

Required Filing Fee: \$ _____ **Date Received:** _____

Required Escrow Deposit \$ _____ **Date Received:** _____

Borough of Saddle River

Soil Relocation Worksheet

Office of Borough Engineer

Worksheet shall be prepared for all projects requiring soil relocation and be made part of the application submittal. Attach worksheet to application for soil relocation. Applicant shall refer to the Borough Ordinances for all restrictions relating to soil movement including factors for consideration, chapter 183: Any single or cumulative soil movement or relocation in excess of 500 yards shall necessitate an application before the Planning Board

Excavations

Provide Support Calculations
Attach Additional Sheet, if Required

House/Addition (Foundation)

5,596 SF x 7.5' cut

Pool

800 SF x 5.5' cut

Septic

1539 SF x 8' cut

Tennis Court

Grading

Other

Driveway:

4268 SF x 1' cut

Cubic Yards

1,554

163

456

158

Total Sum of Excavation

2331

Fill Operations

Cubic Yards

House/Addition (Foundation)

Pool

Septic (Bank Run or Select Material)

1539 SF x 6.6' fill

Grading:

4862 SF x 1' fill

Other

Driveway:

1949 SF x 1' fill

376

180

72

Total Sum of Fill

628

Soil Relocation (Max of Sum Fill or Sum Excavation)

2331

Proposed Soil Export

1703

Soil to be removed from the site (Excavations Exceed Fills)

Proposed Soil Import

Soil to be received at the site (Fills Exceed Excavations)

Worksheet Prepared By: Cory VanderValk

Date: 5/28/25

Company: Schwanewede Hals & Vince

Phone: 201-337-0053

Address: 111 Littleton Road, Suite 200

Fax: Email: staff@shveng.com

Signature:

SLOPE AND WAIVER IDENTIFICATION WORKSHEET

A		B	C = (A/100) X B		D	Yes or No
SLOPE CATEGORY	% MAXIMUM PERMITTED DISTURBANCE	AREA OF PROPERTY IN EACH SLOPE CATEGORY (SF)	PERMITTED AREA OF DISTURBANCE (SF)	PROPOSED AREA OF DISTURBANCE IN EACH SLOPE CATEGORY (SF)	DOES (D) EXCEED (C), IF YES WAIVER REQUIRED, PROVIDE AREA OF WAIVER	
0 - 14.9%	100%	83,815	83,815	42,044		
15 - 24.9%	50%	245	123	70		
25 - 34.9%	30%	3,069	921	350		
> 35	0%	0	0	0		

SF = Square Feet

TOTAL LOT AREA (SF) = 87,129
ACRES = 2.00

CALCULATED AVG. GRADE	PROPOSED FEE	DOES DESIGN MEET ORDINANCE 118-6(C)(1) OR IS WAIVER REQUIRED?	COMMENTS AND DESCRIPTION OF WAIVER IF APPLICABLE
243.8	245.0	YES	

IS FIRST FLOOR ELEVATION SET WITHIN 4.0' FROM THE EXISTING AVERAGE GRADE ACROSS THE FRONT OF THE STRUCTURE?
AVG GRADE FOR SR IS DEFINED AS CALCULATING EXISTING ELEVATIONS ALONG THE PROPOSED FRONT FOUNDATION AT 10' (FOOT) INCREMENTS, LEFT TO RIGHT.

ARE PROPOSED GRADE CHANGES IN EXCESS OF 4.0' FROM EXISTING GRADE?

MAXIMUM PROPOSED GRADE CHANGE (FT)	DOES DESIGN MEET ORDINANCE 118-6(C)(2) OR IS WAIVER REQUIRED?	COMMENTS AND DESCRIPTION OF WAIVER IF APPLICABLE
3.9	YES	

ARE PROPOSED RETAINING WALLS (IF ANY) IN EXCESS OF 4.0'?

MAXIMUM PROPOSED WALL HEIGHT (FT)	DOES DESIGN MEET ORDINANCE 118-6(C)(3) OR IS WAIVER REQUIRED?	COMMENTS AND DESCRIPTION OF WAIVER IF APPLICABLE
4.0	YES	

ARE PROPOSED DRIVEWAY SLOPES IN EXCESS OF 10%?

MAXIMUM PROPOSED DRIVEWAY SLOPE (%)	DOES DESIGN MEET ORDINANCE 118-6(C)(4) OR IS WAIVER REQUIRED?	COMMENTS AND DESCRIPTION OF WAIVER IF APPLICABLE
10%	YES	

PROPERTY ADDRESS 14 EUGENE ROAD
BLOCK/LOT BLOCK 1808 - LOT 6

CORY VANDERVALK

FORM COMPLETED BY:
SIGNATURE AND DATE