



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

**AGENDA**

**December 6, 2022  
7:00 PM**

**1. PUBLIC NOTICE:**

**Board Secretary to Read** - "Notice of this meeting in compliance with the Open Public Meetings Act, Chapter 231 of the Laws of 1975, has been given by posting a notice of the scheduled dates of all the regular scheduled meetings of the Planning Board of the Borough of Saddle River, on the bulletin board in the Municipal Building, in the office of the Clerk and by e-mailing notice thereof to the Record and the Herald News on March 10, 2022. Also posted on the Borough website."

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL:**

**4. APPROVAL OF MINUTES:**

**5. MEMORIALIZING RESOLUTION(S):**

5a. 22-29 Phillip Feldman  
15 Elden Drive  
Saddle River, New Jersey 07458  
Block: 1502 Lot: 4  
Soil Relocation Application

5b. 22-30 Patriot Farm, LLC  
12 River Farm Lane & 5 Willow Pond Road  
Saddle River, New Jersey 07458  
Block: 1801 Lot: 7.01 & 11.02  
Minor Subdivision Application

**6. PUBLIC HEARING(S):**

6a. Daniel Silna  
5 Tanbark Trail & 125 Chestnut Ridge Road  
Saddle River, New Jersey 07401  
Block: 1702 Lots: 35 & 38  
Minor Subdivision Application

**7. ADJOURNMENT:**

**RESOLUTION  
OF THE PLANNING BOARD OF THE  
BOROUGH OF SADDLE RIVER**

In the matter of:

Phillip Feldman  
15 Elden Drive  
Block **1502**, Lot **4**  
Soil Relocation

**WHEREAS**, Phillip Feldman did make an application to the Planning Board of the Borough of Saddle River for a soil relocation permit from the Soil Relocation Ordinance for property located at 15 Elden Drive also known as Lot 4 in Block 1502 on the municipal tax map; and

**WHEREAS**, the application was deemed complete and was the subject of a public hearing held by the Planning Board on November 01, 2022.

**WHEREAS**, the applicant submitted the following exhibit into evidence:

1. Planning Board Soil Relocation Application
2. Site Plan, 1 Sheet, as prepared by Lantelme, Kurens and Associates, PC, last revised on October 10, 2022;
3. Landscape Plans, as prepared by Meumann Associates, last revised on September 13, 2022;

**WHEREAS**, all persons required to be served with notice of the hearing were duly served, and proof thereof has been filed with the Planning Board; and

**WHEREAS**, the applicant properly published notice of the hearing and filed the supporting plan and documents at least ten (10) days prior to the public meeting; and

**WHEREAS**, the Planning Board at its official meeting held on November 01, 2022, made the following findings of facts, determinations and conclusions of law:

1. The property is located on the South side of Elden Drive, approximately mid length between CRR and the Charlden Drive intersection. The property to the East is under construction, being approved by the Planning Board in 2021. The property is within the R-1 Residential Zoning District and is 87, 229 SF (2.0 acres).
2. The applicant proposes constructing a new (8 bedroom) dwelling, attached side load garages, facing the west, with a single curb cut driveway. A pool and cabana is proposed at the rear yard. Septic and drainage improvements are proposed to support the design. The septic design is provided by a separate engineer but soil quantities are included in this application.
3. The proposed building coverage is 5,970 SF (6.80%) where 7% maximum is permitted. The lot coverage is proposed to be 18, 174 SF (20.8%), where 21% maximum lot coverage is permitted. The combined building coverage (principal and accessory) is proposed at 8.0%, where 8.5% is maximum allowed.
4. The slope of the lot is generally mild with slope from the west to the east. A well defined manmade swale exists at the rear yard, which is proposed to be piped, while not encroaching into the wetlands.
5. Approximately thirty (30) trees are indicated on the plan to be removed. As a result of the proposed number of trees a Landscape Plan is made part of this application and the Borough Landscape Architect has issued an acceptance letter that this matter may be heard by the Board.
6. The applicant is proposing eleven (11) new stone field seepage pits to collect and recharge the groundwater. All roof drains are proposed to be tied into the on-site seepage pits system. A series of inlets and trench drains are provided to collect sheet flow from the site. The drainage design will reduce the runoff from the site as

compared to existing conditions. The drainage design is consistent with Borough standards for reduction in runoff and recharging of groundwater.

7. Landscape Architect, Scott Levy's report to the Planning Board incorporated herein by reference.

8. Soil Relocation quantities have been noted on the Plan and are as follows:

- Sum Excavation = 1,621 CY
- Sum Fill = 1,013 CY

Net Export is 608 CY.

9. The soil relocation quantities are representative for the proposed construction activities. The applicant is requesting waivers from the Soil Relocation Ordinance. The application proposes the FFE slightly above the maximum allowable above the average grade. The general area has a high water table. The adjacent property to the East, under construction, requested a similar waiver to minimize the groundwater elevations and basement floor.

**NOW, THEREFORE, BE IT RESOLVED** that this resolution serves to memorialize the action of the Planning Board of the Borough of Saddle River in recommending to the Governing Body the approval of the within soil relocation application and waivers, subject to the following conditions:

1. The applicant shall provide existing clay pipe size and inverts.
2. The applicant shall provide proposed inverts at trench drains and inlets.
3. A Licensed Surveyor shall set stakes for silt fencing locations due to presence of wetlands and transition areas.
4. Wetlands line should be labeled with the NJDEP file number.

5. A review of the sheet flow travel distance from driveway opposite garage doors to the trench drain is approximately 200' and excessive. Add inlets (2) on each side of the driveway, west of the courtyard and connect proposed seepage pit cluster east of courtyard.
6. The applicant shall be bound by the testimony presented at the Board meeting as if the testimony was incorporated herein.
7. The applicant shall be responsible for publishing this Resolution in the appropriate legal newspaper at applicant's own cost and expense within fifteen (15) days of receiving a signed Resolution.
8. The applicant shall submit escrow sufficient to cover the engineering review/inspection in the amount of \$1,667.00, legal costs in the amount of \$1,666.00, and landscaping review/inspection in the amount of \$1,667.00, regarding this application.

The action reflected in this resolution of memorialization was taken on December 06, 2022,  
 by the following vote:

	<b>Yes</b>	<b>No</b>	<b>Absent</b>	<b>Abstain</b>	<b>Recused or Ineligible to Vote</b>
<b>Mayor Kurpis</b>					
<b>Bedrin</b>					
<b>Boyajian</b>					
<b>DeCrosta</b>					
<b>Holden</b>					
<b>Hekemian</b>					
<b>Lonzisero</b>					
<b>Wishik</b>					
<b>Feldsott, Alt. 1</b>					
<b>, Alt. 2</b>					

Approved by:

\_\_\_\_\_  
 , Chairman

Attested to: \_\_\_\_\_  
 , Secretary

**RESOLUTION  
OF THE PLANNING BOARD OF THE  
BOROUGH OF SADDLE RIVER**

In the matter of:

Patriot Farm, LLC  
12 River Farm Lane & 5 Willow Pond Road  
Block **1801**, Lots **7.01 & 11.02**  
Minor Subdivision

**WHEREAS**, Patriot Farm, LLC did make an application to the Planning Board of the Borough of Saddle River for a Minor Subdivision for lot line modifications of two (2) existing lots for property located at 12 River Farm Lane and 5 Willow Pond Road, also known as Lots 7.01 and 11.02, in Block 1801 on the municipal tax map; and

**WHEREAS**, the application was deemed complete and was the subject of a public hearing held by the Planning Board on November 01, 2022.

**WHEREAS**, the applicant submitted the following exhibit into evidence:

1. Planning Board Minor Subdivision Application
2. Minor Subdivision Plat, 1 Sheet, as prepared by Conklin Associates, last revised on August 09, 2022;
3. Cover Letter, as prepared by Wells, Jaworski and Liebman, LLP, dated September 15, 2022.

**WHEREAS**, all persons required to be served with notice of the hearing were duly served, and proof thereof has been filed with the Planning Board; and

**WHEREAS**, the applicant properly published notice of the hearing and filed the supporting plan and documents at least ten (10) days prior to the public meeting; and

**WHEREAS**, the Planning Board at its official meeting held on November 01, 2022, made the following findings of facts, determinations and conclusions of law:

1. The properties in question are located within the R-1 Residential Zoning District with frontages along River Farm Lane and Willow Pond Road.

2. The applicant proposes modification of lot lines between the existing lots. No new lots (increase in lot numbers) are created. Two lots exist, two lots proposed.

3. Existing Lot 7.01 (12 River Farm Lane) consists of 829,433 SF or 19.04 acres, and Existing Lot 11.02 (5 Willow Pond Road) consists of 420,121 SF or 9.64 acres. The existing lot on Willow Pond Road is getting smaller in lot area (remains a zoning compliant 2.0 acre lot), where the River Farm Lane (Lot 7.01) is gaining lot area.

4. Proposed Lot 7.0101 (12 River Farm Lane) would consist of 1,162,172 SF or 26.68 acres and Proposed Lot 11.0202 (5 Willow Pond Road) would consist of 87,385 square feet or 2.0 acres.

5. The applicant is proposing to file the subdivision by plat.

6. The addresses may remain the same.

**NOW, THEREFORE, BE IT RESOLVED** that this resolution serves to memorialize the action of the Planning Board of the Borough of Saddle River in granting the approval of the minor subdivision application, subject to the following conditions:

1. The applicant shall set permanent property corners per Map Filing Law.
2. Subdivision shall be filed by Plat.
3. Lot numbers shall be reviewed by the Tax Assessor. Any requested changes to be made at the time of Plat filing.
4. The applicant shall submit to the County of Bergen for approval or Waiver.

5. The applicant shall be bound by the testimony presented at the Board meeting as if the testimony was incorporated herein.
6. The applicant shall be responsible for publishing this Resolution in the appropriate legal newspaper at applicant's own cost and expense within fifteen (15) days of receiving a signed Resolution.
7. The applicant shall submit escrow sufficient to cover the engineering review/inspection in the amount of \$1,000.00, and legal costs in the amount of \$1,000.00, regarding this application.

The action reflected in this resolution of memorialization was taken on December 06, 2022,  
 by the following vote:

	<b>Yes</b>	<b>No</b>	<b>Absent</b>	<b>Abstain</b>	<b>Recused or Ineligible to Vote</b>
<b>Mayor Kurpis</b>					
<b>Bedrin</b>					
<b>Boyajian</b>					
<b>DeCrosta</b>					
<b>Holden</b>					
<b>Hekemian</b>					
<b>Lonzisero</b>					
<b>Wishik</b>					
<b>Feldsott, Alt. 1</b>					
<b>, Alt. 2</b>					

Approved by:

\_\_\_\_\_  
 , Chairman

Attested to: \_\_\_\_\_  
 , Secretary

November 15, 2022

Jason T. Shafron, Esq.  
Two University Plaza, Suite 400  
Hackensack, NJ 07601

Re: Planning Board Minor Subdivision Application (Lot Line Alteration)  
Block 1702 Lots 35 and 38 Borough of Saddle River

Dear Mr. Shafron,

This office serves as Borough Engineer for the Borough of Saddle River.

We have received the following regarding the subject application:

- Application for Minor Subdivision
- Minor Subdivision / Lot Line Alteration, prepared by RL Engineering, last revised 09/17/19
- Cover Letter from Shafron Law Group dated October 26, 2022

This application was previously submitted to the Planning Board which took action in 2019 as well on a prior date. We are to understand the application was not filed in the required time with the County and the application needs to be "re-approved" by the local Planning Board.

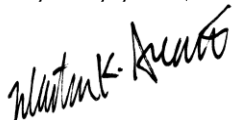
This application is for a lot line alteration between two existing lots. No new lots are being created.

The Cover Letter references "Board of Adjustment", etc. It is noted that the Planning Board had previously heard and took action on this Minor Subdivision, revise cover letter accordingly.

**Your application has been deemed administratively complete and may be scheduled for the next Planning Board Meeting on December 6, 2022 at 7:00 PM.**

Please submit **plans and applications** (18 sets each folded), to the Board Clerk, a minimum 10 days prior to the meeting date. Submit proof of notice and publication to the Board Clerk prior to the meeting date, as per Ordinance requirements.

Very truly yours,



Martin K. Spence, PE, PP

c.	Michelle Ryan, Planning Board Clerk	Via Email
	John Scialla, Construction Code Official	Via Email
	Tom DiBiasi, Board Attorney	Via Email
	Dan Silna, Applicant	Via Email
	RL Engineering, Engineer for the Applicant	Via Email
	Bill Yirce, Jr. Borough Tax Assessor	Via Email



**Jason T. Shafron**  
Member of New Jersey and New York Bars  
jshafron@shafronlaw.com

Two University Plaza, Suite 400  
Hackensack, NJ 07601  
(201) 343-7200 – Main  
(201) 343-7288 – Fax

October 26, 2022

[mryan@saddleriver.org](mailto:mryan@saddleriver.org)  
Michelle Ryan, Deputy Clerk  
Borough of Saddle River  
100 East Allendale Road  
Saddle River, NJ 07458

Re: Minor Subdivision  
Joan and Daniel Silna  
125 Chestnut Ridge Road and 5 Tanbark Trail, Saddle River, NJ

Dear Ms. Ryan:

This office represents Daniel and Joan Silna in reference to a minor subdivision of the above properties.

Attached are the following:

1. Three copies of an Application for Minor Subdivision;
2. Three plats of the properties;
3. Check No. 5006 in the sum of \$1,250 and Check No. 5007 in the sum of \$2,000 made payable to the Borough of Saddle River.

This matter was previously submitted and approved by the Saddle River Planning Board on August 6, 2019 and memorialized by Resolution #19-2. Due to the lapse of time and late return of the approved plats from Bergen County Planning Department, we are required to resubmit our clients' application.

After review of the above by the borough engineer, please advise our office the date this matter will be placed on the Planning Board of Adjustment schedule.

Thank you in advance for your attention to this matter.

Very truly yours,

*/s/ Jason T. Shafron*

Jason T. Shafron

JTS/jp  
Enclosures



RECEIVED  
NOV 23 2022  
BOROUGH OF SADDLE RIVER

**BOROUGH OF SADDLE RIVER PLANNING BOARD**

**APPLICATION FOR MINOR SUBDIVISION**

**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: Daniel Silna Cell Phone: \_\_\_\_\_

Address: 125 Chestnut Ridge RD E-mail: \_\_\_\_\_  
SADDLE RIVER, NJ 07458

Owner Name: Daniel Silna Cell Phone: \_\_\_\_\_

Address: 125 Chestnut Ridge RD. E-mail: \_\_\_\_\_  
SADDLE RIVER, NJ 07458

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

Engineer's Name: Richard Eichenlaub, Jr Cell Phone: \_\_\_\_\_

Address: 24 Wampum RD Ste B. E-mail: \_\_\_\_\_  
Park Ridge, NJ 07654

Name of Subdivision 5 Tanbark Trail

Location of Subdivision as to Street \_\_\_\_\_

Block 1702 Lot Numbers 35 & 38

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Does this subdivision:

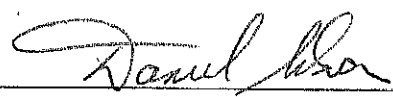
	YES	NO
Contain more than 4 lots including basic lot?	___	<del>XX</del>
Front on an existing street?	___	<del>XX</del>
Conflict with Master Plan?	___	<del>XX</del>
Conflict with Borough Ordinances?	___	<del>XX</del>
If the answer is <b>YES</b> , cite conflicts _____		

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: 02/28/22



\_\_\_\_\_  
Signature of Owner (and Applicant)

(If Applicant is other than Owner):

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
(Insert title if corporation or partnership)

REVISED JANUARY 2021

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



**Jason T. Shafron**  
*Member of New Jersey and New York Bars*  
jshafron@shafronlaw.com

Two University Plaza, Suite 400  
Hackensack, NJ 07601  
(201) 343-7200 – Main  
(201) 343-7288 – Fax

November 29, 2022

Michael Varner, Principal Planner  
County of Bergen  
Department of Planning and Engineering  
One Bergen County Plaza – 4<sup>th</sup> Floor  
Hackensack, NJ 07601

RE: Minor Subdivision – Lot Line Alternation  
Applicants: Joan and Daniel Silna  
125 Chestnut Ridge Road and 5 Tanbark Trail, Saddle River, NJ  
Hearing Date: December 6, 2022

Dear Mr. Varner:

As you are aware, we represent Joan and Daniel Silna regarding a minor subdivision-lot line alteration application with respect to the above-referenced properties. Please allow this letter to confirm our telephone conversation of November 27, 2022. There are no changes in the current application, which was previously approved by the Borough of Saddle River Planning Board by Resolution No. 19-22 dated August 6, 2019. The identical 2019 application was resubmitted to the Borough of Saddle River on October 26, 2022 and is scheduled for a hearing before the Saddle River Planning Board on December 6, 2022.

This shall also confirm that there are no changes to the subdivision plan of R.L. Engineering, Inc. with the last revision date of September 17, 2019 and approved by the Bergen County Planning Board on July 14, 2021.

As a result of there being no changes from the previously approved plans, you have confirmed that no further review or approval by the County is required for this renewed application.

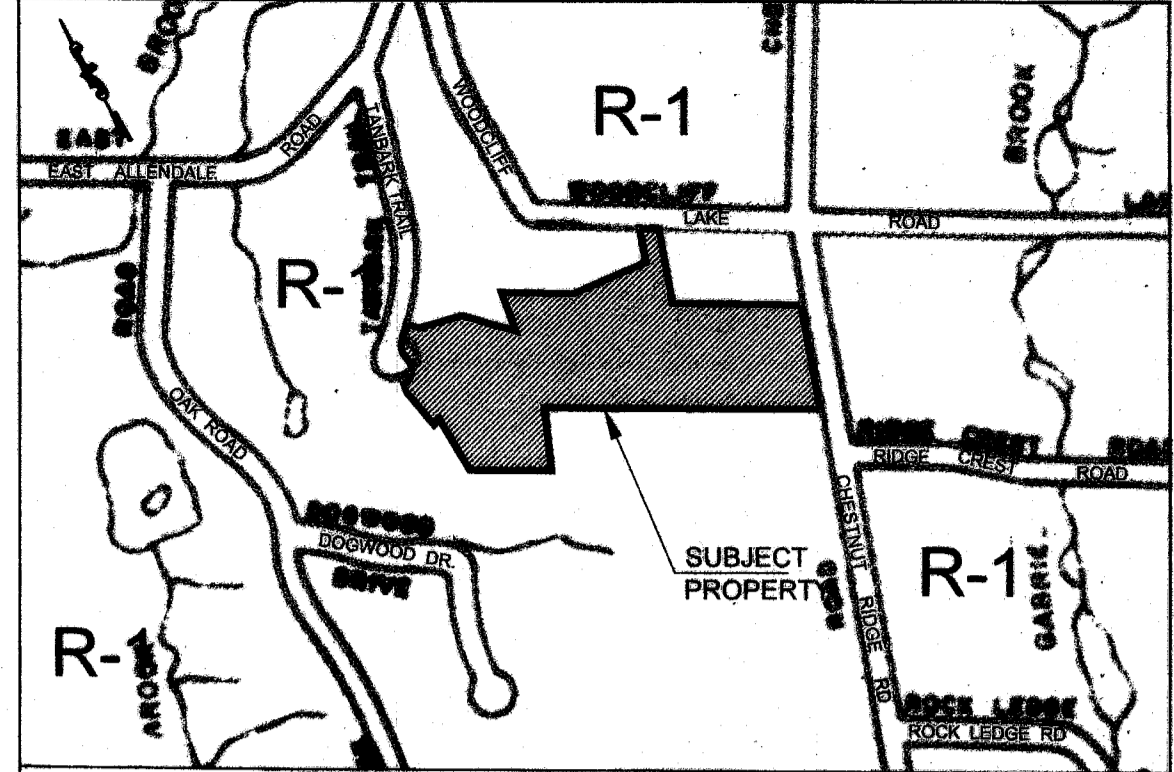
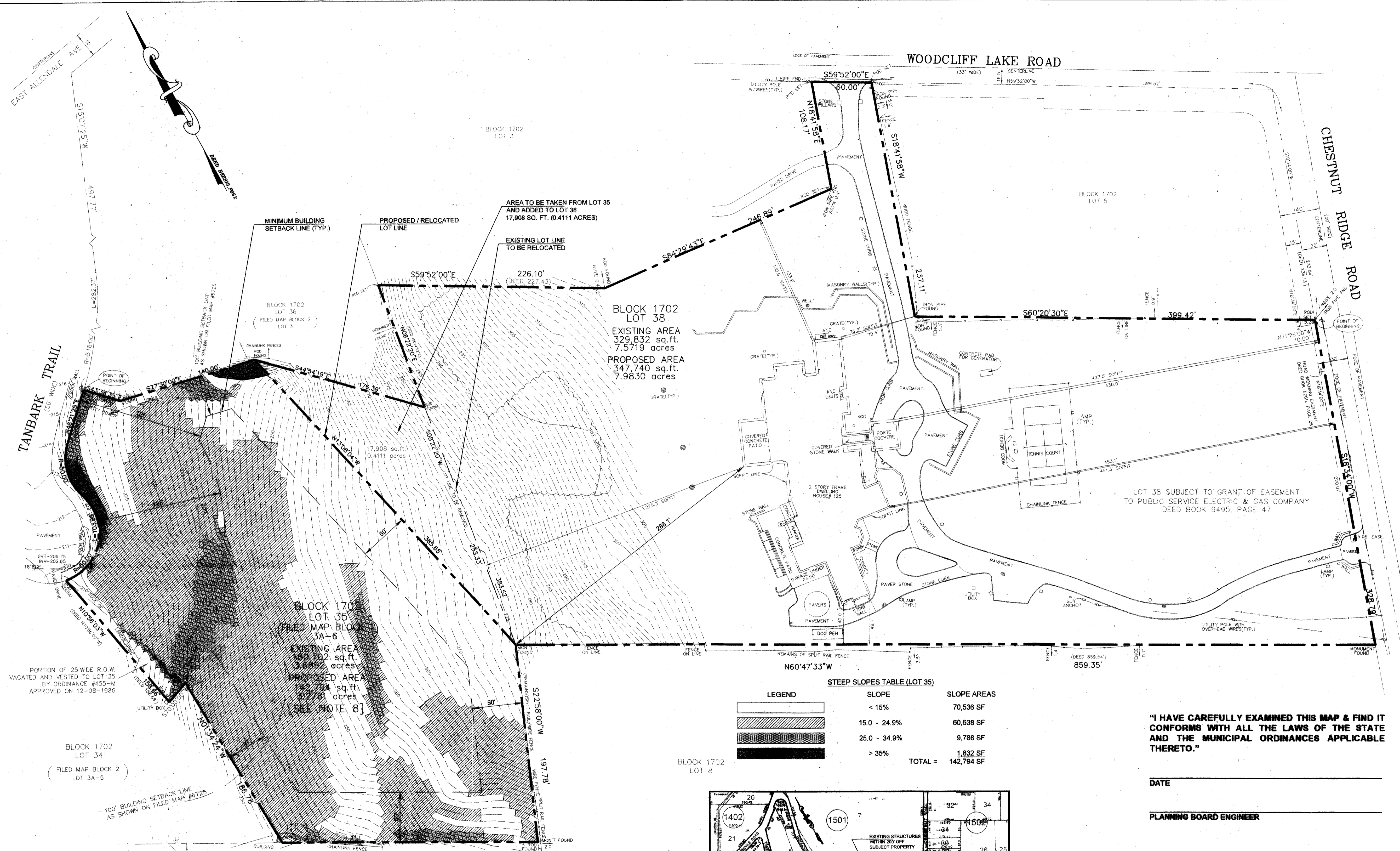
Very truly yours,

Jason T. Shafron

JTS/jp

cc: Michelle Ryan, Borough of Saddle River Planning Board Secretary – via email  
Joan and Dan Silna – via email





KEY/ZONING MAP SCALE: 1" = 600'±

**NOTES:**  
 1. SUBJECT PROPERTY KNOWN AS BLOCK 1702, LOTS 38 & 35 AS INDICATED ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF SADDLE RIVER. SUBJECT PROPERTY ALSO KNOWN AS 125 CHESTNUT RIDGE ROAD.

2. OWNER/APPLICANT: MR. AND MRS. DANIEL SILNA  
 125 CHESTNUT RIDGE ROAD  
 SADDLE RIVER, NEW JERSEY

3. TRACT AREA:  
 EXISTING LOT 38 = 329,832 ± SF (7.5719 ± ACRES)  
 EXISTING LOT 35 = 160,702 ± SF (3.6892 ± ACRES)

4. SUBJECT PROPERTY IS LOCATED IN THE R-1 (RESIDENTIAL) ZONING DISTRICT.

5. 'R-1' ZONING DISTRICT SPECIFICATIONS

ITEM	REQ'D.	PROPOSED LOT 38	PROPOSED LOT 35
MIN. LOT AREA (SF)	87,120	347,740	142,794
MIN. LOT FRONT (FT) [CHESTNUT RD]	200	328.79	—
MIN. LOT FRONT (FT) [TANBARK TR]	200	—	216.22
MIN. LOT WIDTH (FT) [CHESTNUT RD]	200'	330.85	—
MIN. LOT WIDTH (FT) [TANBARK TR]	200'	—	339.1
MIN. FRONT YARD (FT)	125	427.5	—
MIN. SIDE YARD (FT) (EACH/BOTH)	40 / 50	40.0 / 116.3	—
MIN. REAR YARD (FT)	50	288.1	—
MAX. BLDG. HEIGHT (STY/FT)	2 1/2 / 35	2 1/2 / 34.67	—
MAX. BLDG. COVERAGE (%)	7	6.47	0
MAX. IMPERV. COVERAGE (%)	21	16.36	0

(e) EXISTING NONCONFORMITY \* @ SETBACK

6. OTHER THAN SHOWN HEREON, THIS OFFICE KNOWS OF NO OTHER DEED RESTRICTIONS, EXCEPTIONS OR COVENANTS AFFECTING THIS PROPERTY, AS PROVIDED BY THE PROJECT SURVEYOR.

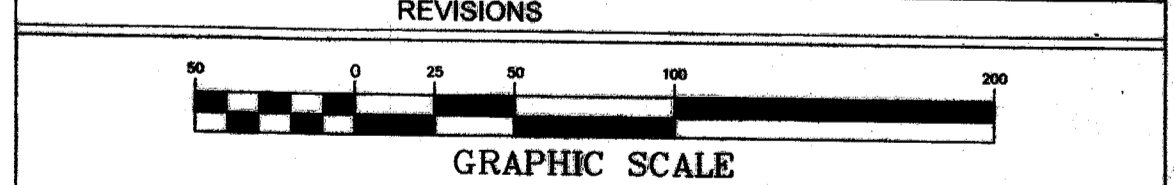
7. EXISTING & PROPOSED IMPROVED LOT COVERAGES:

ITEM	LOT 38	LOT 35
DWELLING / PORCH **	18,124 SF	0 SF
PORTE COCHERE **	1,190 SF	0 SF
COVERED PATIO **	1,290 SF	0 SF
MASONRY PATIO (> 3 FT ABOVE GRADE)	1,800 SF	0 SF
EXIST. PRINC. BLDG COVERAGE [7% MAX]	22,484 SF (6.82%)	0 SF (0%)
PROP. PRINC. BLDG COVERAGE [7% MAX]	22,484 SF (6.47%)	0 SF (0%)
DRIVEWAY	25,128 SF	0 SF
TENNIS COURTS	7,507 SF	0 SF
WALKS, LANDINGS, ETC.	438 SF	0 SF
WALLS	1,088 SF	0 SF
DRIVEWAY ENTRY WALLS / PILLARS	110 SF	0 SF
UTILITY PADS	147 SF	0 SF
EXIST. IMPROVED LOT COVER. [21% MAX]	56,902 SF (17.25%)	0 SF (0%)
PROP. IMPROVED LOT COVER. [21% MAX]	56,902 SF (16.36%)	0 SF (0%)

\*\* INCLUDES OVERHANGS, SOFFITS, EAVES, ETC.

8. THERE ARE EXISTING TREES WITHIN PROPOSED LOT 35, BUT THEY ARE NOT SHOWN.

08/17/19 REV. PER SPENCE ENGINEERING LETTER, 07/19/19  
 01/16/19 REV. PER SPENCE ENGINEERING LETTER, 12/13/08  
 11/30/12 REV. PER ENGINEERS COMMENT LETTER OF 11/13/12



MINOR SUBDIVISION / LOT LINE ALTERATION

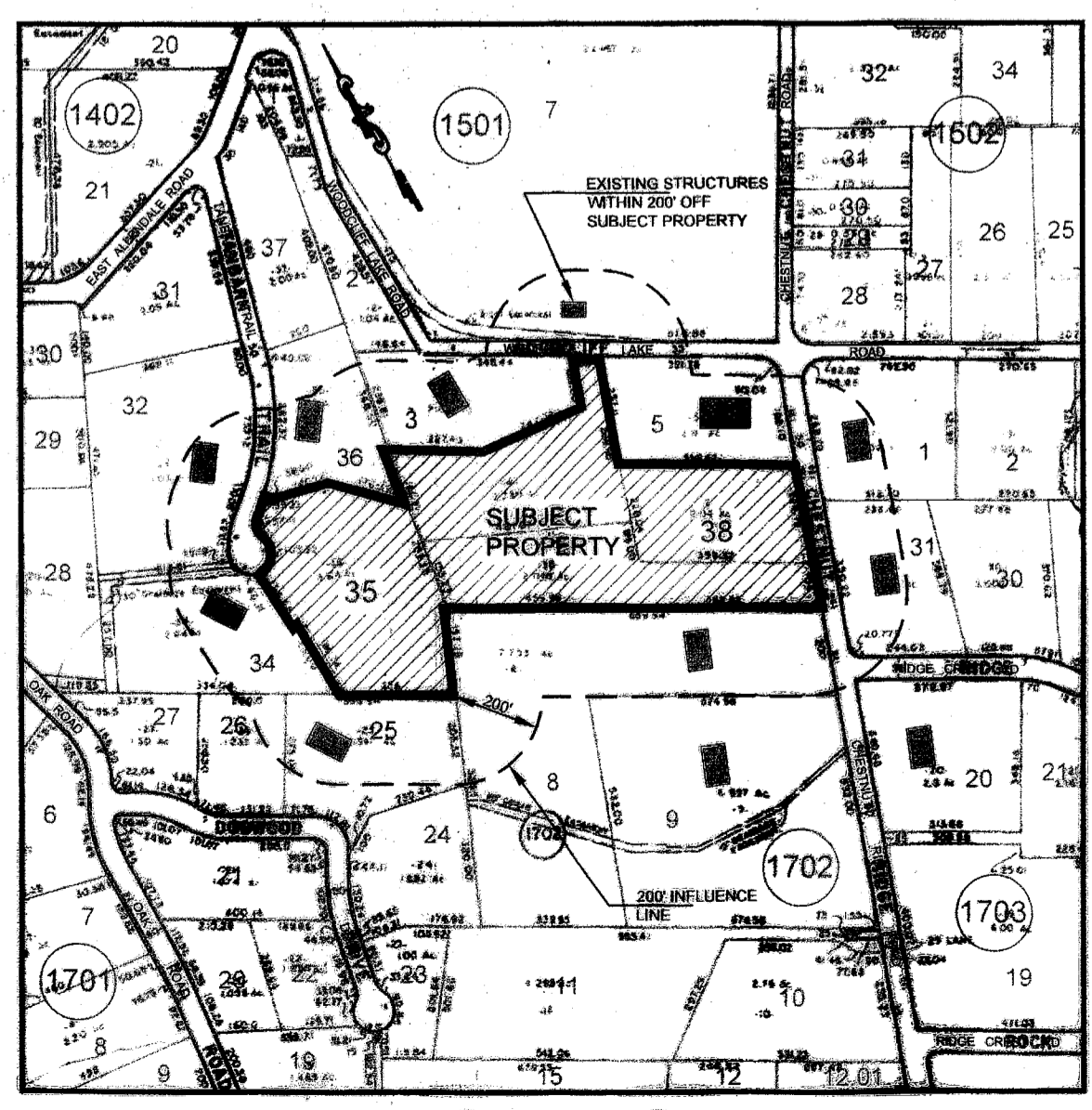
FOR  
**SILNA RESIDENCE**  
 125 CHESTNUT RIDGE ROAD  
 (R-1 ZONE)  
 BLOCK 1702  
 BOROUGH OF SADDLE RIVER BERGEN COUNTY NEW JERSEY LOTS 35 & 38

**R.L. ENGINEERING INC.**  
 24 WAMPUM ROAD, SUITE B  
 PARK RIDGE, NEW JERSEY 07656  
 PHONE: (201) 391-8855  
 FAX: (201) 391-5837

DATE: 2/26/2020  
 RICHARD L. EICHENLAUB, JR. NEW JERSEY PROFESSIONAL ENGINEER 27805  
 CERTIFICATE # 24GA2806200  
 DRAWN BY: LT CHECKED BY: DSURLE DATE: 07/23/12  
 JOB #: 15-144 SCALE: 1" = 50' DRAWING: 1 OF 1

LEGEND

SLOPE	SLOPE AREAS
< 15%	70,536 SF
15.0 - 24.9%	60,638 SF
25.0 - 34.9%	9,788 SF
> 35%	1,832 SF
<b>TOTAL =</b>	<b>142,794 SF</b>



AREA MAP SCALE: 1" = 200'

"I HAVE CAREFULLY EXAMINED THIS MAP & FIND IT CONFORMS WITH ALL THE LAWS OF THE STATE AND THE MUNICIPAL ORDINANCES APPLICABLE THERETO."

DATE \_\_\_\_\_  
 PLANNING BOARD ENGINEER \_\_\_\_\_

SURVEY NOTES:  
 1. COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.  
 2. EASEMENTS OR RIGHTS-OF-WAYS ON OR UNDER THESE LANDS AND NOT VISIBLE ARE NOT SHOWN.  
 3. THIS PROPERTY AND SURVEY ARE SUBJECT TO THE FINDINGS OF A CURRENT TITLE REPORT.  
 4. BIRM : N.G.V.D. 1929  
 5. BIRD REFERENCE: BOOK 8656, PAGE 354 LOT 35  
 BOOK 8818, PAGE 682 LOT 38  
 6. MAP REFERENCE: FINAL SUBDIVISION PLAT "OLD POLO SECTION" FILED IN THE BERGEN COUNTY CLERK'S OFFICE AS MAP #8725 ON AUGUST 15, 1988

REV. SURVEY UPDATED TO DATE MARCH 10, 2019

**JAMES E. DRUMM**  
 LAND SURVEYOR  
 22 STEEP HILL ROAD  
 NANUET, NEW YORK 10954  
 845-367-0211  
 JIMDRUMM@RRMMSURVEY.COM

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY AND MINOR SUBDIVISION OF  
**BLOCK 1702-LOTS 35 & 38**  
 BOROUGH OF SADDLE RIVER-BERGEN COUNTY-NEW JERSEY

JAMES E. DRUMM DRAWN BY: JES/TKK SCALE: 1" = 50' DATE: JULY 09, 2012  
 N.Y.L.S.#49952-N.J.L.S.#35360 CHECKED BY: JED

THIS MAP WAS APPROVED AT A REGULAR MEETING OF THE PLANNING BOARD OF SADDLE RIVER, HELD ON THE 20 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 \_\_\_\_\_

APPROVED BY THE COUNTY PLANNING BOARD COUNTY OF BERGEN, NEW JERSEY  
 ATTESTED TO BY \_\_\_\_\_ DATE \_\_\_\_\_

PROPERTY OWNERS WITHIN 200 FEET OF BLOCK 1702, LOTS 35 & 38

TOWNSHIP	LOT	PROPERTY OWNER	LOCATION
1702	36	Burstein, David & Helen	3 Tanbark Trail, Saddle River
1702	32-01	Poshka, Arben & Elmas	6 Tanbark Trail, Saddle River
1702	32-02	Ge. Ganru & Wanhe	9 Tanbark Trail, Saddle River
1702	34	Hopp, B & Hopp, E. & Thimisor D.	8 Tanbark Trail, Saddle River
1702	26	Peros, John & Lillian	3 Dogwood Dr., Saddle River
1702	25	Bovellan, Ronald & Carol	7 Dogwood Dr., Saddle River
1702	8	Saddle River 123 Holdings, Inc.	123 Chestnut Ridge Rd., Saddle River
1702	9	Saddle River 121 Holdings, Inc.	121 Chestnut Ridge Rd., Saddle River
1702	3	Silna, Daniel & Joan	16 Woodcliff Lake Rd., Saddle River
1702	5	Mella, Ayman	133 Chestnut Ridge Rd., Saddle River
1501	7	Saddle River Country Day School	147 Chestnut Ridge Rd., Saddle River
1501	8	Saddle River Country Day School	17 Woodcliff Lake Rd., Saddle River
1502	28	Pitipona, S. Philip & Julia E.	138 Chestnut Ridge Rd., Saddle River
1703	1	Liu, John & Ami	132 Chestnut Ridge Rd., Saddle River
1703	31	RAO J & J Property Enterprises, LLC	126 Chestnut Ridge Rd., Saddle River

Services provided by the following utilities:  
 1. Bergen County Planning Board  
 2. Cable Vision  
 3. PSE & G  
 4. Verizon  
 5. Rockland Electric Co.

TO: Planning Board, Borough of Saddle River

FROM: Martin K. Spence, PE PP, Borough Engineer, Borough of Saddle River

DATE: December 5, 2022

RE: Block 1702 Lots 35                      5 Tanbark Trail  
Block 1702 Lots 38                      125 Chestnut Ridge Road

Planning Board Application – Minor Subdivision                      Lot Line Reconfiguration

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We are in receipt of a Minor Subdivision application that includes two existing lots and consists of a relocation of a lot line. No new lots will be created. The two properties are contiguous along their rear property lines. A triangular area (17,908 SF, 0.4111 acres) will be taken from lot 35 and be made part of lot 38, via a lot line relocation. No new variances requests are made part of the application.

These properties were the subject of prior (similar) request to the Planning Board and was approved in 2013 and 2019. However, the applicant never filed the deed with the County and the approvals had expired after 12 months from approval date. This is the third (3) filing of the subdivision application. It is the responsibility of the applicant to have the Plat filed within specific time limits.

It is noted that the recent plans submitted to this Planning Board has been approved by the office of the Bergen County Planning on July 14, 2021 (stamp approval lower left). It will be the responsibility of the applicant to seek new or re-approvals as necessary.

We have received and reviewed the following:

- Application and Checklist for Minor Subdivision
- Minor Subdivision / Lot Line Alteration, prepared by RL Engineering, last revised 09/17/2019

We offer the following comments:

General

1. The owner in this matter is:  
Daniel Silna  
125 Chestnut Ridge Road  
Saddle River, NJ 07458
2. The subject properties are located in the R-1 Residential Zone, with frontages on Chestnut Ridge Road and Tanbark Trail.
3. The application consists of a lot line revision only. Two lots exist and no new lots are created. No new improvements are shown at this time. Based on the Zoning Data Table provided, no new variances are proposed. The Chestnut Ridge Road property is currently developed with a single family dwelling and site improvements. The Tanbark Trail property is currently vacant.

4. A description of existing and proposed lot areas is as follows:

Property Description	Existing Lot Area, SF (Acres)	Proposed Lot Area, SF (Acres)
125 Chestnut Ridge Road, 1702/38	329,832 SF, 7.5719 Acres	347,740 SF, 7.9830 Acres
5 Tanbark Trail, 1702/35	160,702 SF, 3.6892 Acres	142,794 SF, 3.2780 Acres
Increase Frontage due to Subdivision	No	No

It is noted that a conforming lot within the R-1, Residential Zone must have a minimum 2.0 acres as well as satisfy other bulk requirements.

*Based on the information provided, the application conforms to the bulk Zoning Schedule for R-1 requirements for all new lot configurations. This subdivision review has noted that there may be some pre-existing conditions on the lots that may not conform to current zoning which are deferred to the Zoning Officer.*

A table has been provided that tabulates the steep slopes within lot 35. At the time of any proposed construction, the applicant will need to comply or seek waivers for steep slope provisions.

**The following Site/Engineering requirements are submitted:**

- S-1. Applicant may have to submit to the County of Bergen Planning Department for re-approval or new approvals as part of this process.
- S-2. Subdivision shall be filed by Plat with all the appropriate signatures and seals by the Professional Engineers and Surveyors.

**General Requirements:**

- G-1. The applicant shall submit escrow, sufficient to cover the engineering review/inspection and legal costs incurred by the Borough regarding this application.

**END OF REPORT**

- c. John Scialla, Borough of Saddle River, Construction Code Official  
 Tom Dibiasi, Attorney for the Planning Board  
 Daniel Silna, Applicant  
 RL Engineering  
 Bill Yirce, Borough Tax Assessor  
 Jason Shafron, Attorney for the Applicant

*86 E. Allendale Road, Saddle River NJ 07458 Phone: (201) 934-0300 Fax: (201) 934-0320  
 Visit us @ [www.spenceengineer.com](http://www.spenceengineer.com)*

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