



**BOROUGH OF SADDLE RIVER
REGULAR SCHEDULED MEETING
PLANNING BOARD**

AGENDA

**June 11, 2024
7:00 PM**

1. MEETING NOTICE

Clerk 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 the Record and the Herald News on January 4, 2024. Also posted on the Borough website."

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL:

4. MEMORIALIZING RESOLUTIONS:

- A. 24-12 Memorializing 25 West Church Road
- B. 24-13 Memorializing 61 West Saddle River Road
- C. 24-14 Memorializing 15 Fox Hedge Road
- D. 24-15 Memorializing 7 Willow Pond Road
- E. 24-16 Memorializing 6 Old Woods Road

5. APPLICATIONS:

- A. **Nucleo Training, LLC**
171 E. Saddle River Road
Block 1401 Lot 12
Site Plan Waiver
- B. **AvalonBay Communities, Inc.**
Block 1302, Lot 1.04 (1 Route 17 South)
Block 1302, Lot 1.02 (7 Boroline Road)
Site Plan & Soil Relocation Application
(Continued from the May 7 Meeting)

6. ADJOURNMENT

10:00PM curfew

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

In the matter of:

Mr. and Mrs. Nicholson
25 West Church Road
Block **1902**, Lot **35**
Soil Relocation

WHEREAS, Mr. and Mrs. Nicholson 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 25 West Church Road, also known as Lot 35 in Block 1902 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 May 21, 2024.

WHEREAS, the applicant submitted the following exhibit into evidence:

1. Planning Board Application for Soil Relocation;
2. Plot Plan, SESC Plan, Sheet 1 of 1, as prepared by Weissman Engineering, last revised February 09, 2024;
3. Slope Analysis Plan, Sheet 1 of 1, as prepared by Weissman Engineering, last revised January 12, 2024;

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 May 21, 2024, made the following findings of facts, determinations and conclusions of law:

1. The owner and applicant in this matter are Mr. and Mrs. Nicholson, 25 West Church Road, Saddle River, New Jersey 07458.
2. The property is located along the North side of West Church Road, approximately four (4) properties to the west of the terminus of the cul-de-sac. The property is in the R-1 Zone and is 87,151 SF or 2.0 acres and complies with the 2-acre minimum lot area as per zoning.
3. The application consists of elevating the existing house with select additions. The Soil Relocation is mostly triggered with the creation of the new driveway which provides for a front courtyard.
4. The property slopes down from the front toward the rear, where a tributary of the St. Gabriel's Brook flows East to West. There is an approximately 60' grade change between the front and rear yards. The improvements, including the septic field are within the existing limits of disturbance/improvements.
5. Less than the required number of trees is being removed, therefore a formal Landscape Plan has not been submitted, however, the applicant has discussed landscaping improvements with the Borough Landscape Architect.
6. Landscape Architect, Scott Levy's report to the Planning Board incorporated herein by reference.
7. The proposed Building Coverage is 6.6% (5,717 SF), where 7% (6,100 SF) maximum is permitted. The proposed Lot Coverage is 20.5% (17,840 SF), where 21% (18,301 SF) maximum lot coverage is permitted.
8. The applicant is proposing four (4) new stone field seepage pits to collect and recharge the groundwater. New inlets and open grates above the pits will collect surface flow from the site. The overall increase in the impervious areas is limited and

the general scope of work is additions with a driveway courtyard. The design is acceptable and will result in a reduction in runoff from the site.

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

- Sum Excavation = 1,281 CY
- Sum Fill = 104 CY
- Net Import = 1,77 CY

10. Select materials are required for the septic field and seepage pit construction. The primary soil excavations are the result of the driveway and septic. There is limited fill/grading proposed.

11. The soil relocation quantities are representative for the proposed construction activities. The applicant is not requesting any waivers from the Soil Relocation Ordinance. This application consists of select additions but is being triggered by the driveway construction.

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, subject to the following conditions:

1. The applicant shall connect all roof drains to the subsurface system. The applicant may use the seepage pits after pumping and cleaning to provide additional on-site storage (minimum 2 seepage pits shall be modified) or provide new seepage pits on the NE building corner.
2. The applicant agrees to follow all recommendations of the Borough Engineer and Borough Landscape Architect.

3. The Applicant shall be bound by the testimony presented at the Board meeting as if the testimony was incorporated herein.
4. The Applicant shall be responsible for publishing this Resolution in the appropriate legal newspaper at the applicant's own cost and expense within fifteen (15) days of receiving a signed Resolution.
5. 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 \$1,667.00, and landscaping review/inspection in the amount of \$1,666.00, regarding this application.

The action reflected in this resolution of memorialization was taken on June 11, 2024, by the following vote:

	YES	NO	Absent	Abstain	Recused or Ineligible to Vote
Mayor Kurpis					
Richard Molinari					
Council President Hekemian					
Chairman Lonziserro					
Vice-Chairwoman Boyajian					
Gerald Bedrin					
Jerry DeCrosta					
Dr. Doug Holden					
Edward Wishik					
Patricia Nazzaro, Alt. #2					

Attested to:

Approved by:

Secretary

Chairman

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

In the matter of:

Lin Feng
61 W. Saddle River Road
Block **1802**, Lot **13**
Soil Relocation

WHEREAS, Lin Feng 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 61 W. Saddle River Road, also known as Lot 13 in Block 1802 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 May 21, 2024.

WHEREAS, the applicant submitted the following exhibit into evidence:

1. Planning Board Soil Relocation Application;
2. Plot Plan, Sheet 1 of 2, as prepared by MGC Associates, last revised February 02, 2024;
3. SESC Plan, Sheet 1 of 2, as prepared by MGC Associates, dated May 25, 2023, 2024;
4. SESC Notes and Details, Sheet 2 of 2, as prepared by MGC Associates, dated May 25, 2023, 2024;
5. Septic Details, Sheet 2 of 2, as prepared by MGC Associates, February 13, 2013 (23);
6. Landscape Plan, Sheet 1 of 1, as prepared by MGC Associates, last revised, February 05, 2024;

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 May 21, 2024, made the following findings of facts, determinations and conclusions of law:

1. The owner and applicant in this matter are Lin Feng, 61 W. Saddle River Road, Saddle River, New Jersey 07458.
2. The proper is located on the west side of W. Saddle River Road, 2nd property North of Raiff Road. The property consists of 41,336 SF or 0.95 acres and is an existing non-conforming lot as related to the lot area, where it does not have the 2.0 acre minimum as per current zoning. The property to the South is also less than the 2.0 acre minimum. The proposed improvements comply with the minimum required setbacks and coverages, as per the R-1 Residential Zoning District, which this property is located within. The Saddle River water course is directly East of the property across W. Saddle River Road. The area has a history of localized flooding due to the culvert under the roadway at Raiff Road and catch basins that get routinely clogged along the property frontage. The road is a county road, and they provide select maintenance.
3. The application consists of constructing a new (5 bedroom) dwelling, attached garages with front parking courtyard. The existing encroachments including the dwelling (into the front and side yards) and the driveway (into the 25' non disturbance area) will be removed and the proposed improvements will meet all bulk setback requirements. Septic and drainage improvements are proposed to support the design.

4. The proposed Building Coverage is 6.9% (2,853 SF), where 7% (2,893 SF) maximum is permitted. The proposed Lot Coverage is 19.2% (7,923 SF), where 21% (8,680 SF) maximum lot coverage is permitted.

5. The slope of the lot is generally mild within the front 240' of the lot, where the rear 60' slopes up greater toward the rear property line. No disturbance is proposed within the rear yard setbacks. The proposed dwelling will be set further back (approximately 40') from the existing dwelling. No steep slopes exist, and all slopes disturbed are in the less than 15% range.

6. Twelve (12) 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.

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

8. The applicant is proposing ten (10) cultech chamber systems and inlets and trench drains to provide onsite detention including reduction in runoff. The current site does not provide any detention and the runoff is in the form of sheetflow. There is a trench provided at the apron area of the driveway as well as an inlet in the driveway courtyard. All roof drains shall be connected into the on-site detention system, seepage pit system. The design will decrease the runoff from the property and meet Borough requirements.

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

- Sum Excavation = 653 CY
- Sum Fill = 436 CY

Net Export (not including select septic material) is approximately 200 CY, relatively minimal due to the scale of the development. Select materials are required for the septic field and seepage pit construction. The primary soil excavations are the result of the foundations and septic. The fill is generally required to backfill the existing dwelling and localized grading.

10. During test pit holes, the groundwater along the frontage was found to be approximately 6' below grade at elevation 90'. The proposed first floor elevation is 1.75' higher than proposed and meets the design parameters. The basement floor elevation is proposed at 92.75. The applicant may want to consider slightly raising the dwelling FFE and BFE to provide additional safety factors for the maximum groundwater elevations (during seasonal high times). The soil relocation quantities are representative for the proposed construction activities. The applicant is not requesting waivers from the Soil Relocation Ordinance.

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, subject to the following conditions:

1. Discuss schedule of construction of new dwelling and when the existing home is to be demolished.
2. The recharge system on the plan is not to scale and will have a greater footprint with the stone surround, revise plan accordingly, minor scaling.
3. On-site construction parking shall be shown further west, closer to the existing dwelling. A note shall be provided on the plan, "No Construction Parking along WSRR".
4. Locate well to the north (Lot 12) as part of any septic system application.

5. General Note 4 shall be shown on the plan with datum conversion as well as FHA new rules, showing a 3' increase from FEMA mapping.
6. A note that all roof drains shall be connected to the on-site detention system shall be provided.
7. A trench drain detail shall be provided.
8. A 2' x 2' precast inlet shall be provided.
9. The trench drain located in the driveway is sufficient and the 2' x 2' inlet close to the road may be eliminated. Shift the trench drain closer to the road (but on the subject property) to pick up as much runoff as possible.
10. The applicant shall remove the existing dwelling no more than 18 months from the issuance of the Building Permit and commencement of construction of new dwelling. If the applicant is requesting a CO for the new dwelling, prior to demolition of the existing dwelling, a cash bond shall be posted in the amount of \$25,000.00, and removal shall be within 30 days of issuance of the CO for the new dwelling.
11. The applicant agrees to follow all recommendations of the Borough Engineer and Borough Landscape Architect.
12. The Applicant shall be bound by the testimony presented at the Board meeting as if the testimony was incorporated herein.
13. The Applicant shall be responsible for publishing this Resolution in the appropriate legal newspaper at the applicant's own cost and expense within fifteen (15) days of receiving a signed Resolution.
14. 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 \$1,667.00,

and landscaping review/inspection in the amount of \$1,666.00, regarding this application.

The action reflected in this resolution of memorialization was taken on _____, 2024, by the following vote:

	Yes	No	Absent	Abstain	Recused or Ineligible to Vote
Mayor Kurpis					
Molinari					
Hekemian					
Lonzisero					
Boyajian					
Bedrin					
DeCrosta					
Holden					
Wishik					
Nazzaro, Alt. 1					

Approved by:

_____, Chairman

Attested to: _____
 _____, Secretary

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

In the matter of:

Rui Pires
15 Fox Hedge Road
Block **1402**, Lot **26.11**
Soil Relocation

WHEREAS, Rui Pires 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 Fox Hedge Road, also known as Lot 26.11 in Block 1402 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 May 21, 2024.

WHEREAS, the applicant submitted the following exhibit into evidence:

1. Planning Board Application and Checklist;
2. Resolution of the Zoning Board adopted April 17, 2024;
3. Plot and Grading Plan, Sheet 1 of 2, as prepared by Houser Engineering, last revised March 29, 2024;
4. SESC and Construction Details, Sheet 2 of 2, as prepared by Houser Engineering, last revised March 29, 2024;
5. Schematic Landscape Plan, Sheet 1 of 1, as prepared by Christopher L. Karach, dated December 18, 2023;

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 May 21, 2024, made the following findings of facts, determinations and conclusions of law:

1. The owner and applicant in this matter are Rui Pires, 150 North Park Street, East Orange, New Jersey 07017.
2. The application consists of constructing a new dwelling which encroaches into the front yard setback and receiving Zoning Board of Adjustment variances with an adopted Resolution dated April 17, 2024. The Lot has environmental sensitive areas which may impact some of the development of the lot. This submittal to the Planning Board follows this action of the Zoning Board.
3. The application consists of constructing a new home on the existing vacant lot that was a part of the “Alford” Subdivision, which was created in the late 1990s. Historically, this Lot and Lot 26.10, were owned by a single property owner (but were separate lots). Recently, Lot 10, has commenced construction of a single-family dwelling. In 2018, an applicant (same as current for 15 Fox Hedge Road) submitted to the Planning Board for a Lot Consolidation to combine 18 Alford Drive (Lot 26.10) and 15 Fox Hedge Road (Lot 26.11) as well as construct a single-family dwelling with access from Alford Drive. The property area along Fox Hedge Road was to remain vacant. Records show the lots were never consolidated. No construction was ever started for the Soil Relocation approval that was granted in 2018, as per Planning Board Resolution #18-33.
4. The property consists of 86,198 SF or 1.98 acres, where 2 acres is the minimum required per Current Zoning. The property is 922 SF below the 2.0-acre property per the current plot plan submittal. It is noted that the municipal Tax Maps show the property to be 2.0 acres. The property is vacant, where some remnants of a

foundation exist at the east limits of the lot. The property has frontage along Old Woods Road as well as limited frontage along E. Saddle River Road.

5. The property is located along the west side of Fox Hedge Road, south of the Hickory Hill Road intersection. The lot is currently and historically vacant. The property is in the R-1 Zone and is 87,829 SF or 2.01 acres, where 2 acres is the minimum lot area, as per current zoning.

6. The construction proposes a 2-1/2 story dwelling with a scaled 34' height as per architectural drawings and a 34.5' height as per the engineering drawings. 35' is maximum height per zoning. The applicant shall clarify and confirm the proposed maximum structure height.

7. An open channel water course, "Packer Brook" bisects the property as it flows towards the South and discharges into the Saddle River, South of E. Allendale Road. There is a 50' riparian zone from the top of the bank and wetlands identified and a 50' wetlands buffer line offset. The applicant is not requesting any NJDEP permits as they are staying out of the restricted areas. The proposed improvements are shown to be outside the environmental restrictive areas, however, encroach into the front yard setback. The property slopes down toward the Packer Brook from the rear and from the front areas, with a flatter portion along and behind the Fox Hedge Road Right of Way.

8. Thirty-Six (36) trees total are proposed to be removed on the engineering plan. As a result of the number of trees removed, the applicant is submitting a landscape plan. Along the frontage the application shows a number of existing "street" trees to remain as well as supplemented. The application proposes a house within the front yard setback, where scaling of the house may appear different than a typical front

yard setback. Therefore, the combination of maintaining the existing trees and supplemental street trees will visually impact the presence of the structure from the street.

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

10. The applicant is proposing five (5) seepage pits as a subsurface detention system for the increase in impervious areas as well as a reduction of runoff from the site, which is acceptable. The applicant has provided additional seepage pits and inlets based on prior comments and comply with reduction in runoff from the site.

11. The proposed Building Coverage is 4.3% (3,787 SF), where 7% (6,148 SF) maximum is permitted. The proposed Lot Coverage is 7.7% (6,752 SF), where 21% (18,444 SF) maximum lot coverage is permitted.

12. The applicant is proposing five (5) new stone field seepage pits to collect and recharge the groundwater. Generally, runoff from the site is in the form of sheetflow. New inlets and open grates above the pits will collect surface flow from the site. All roof drains are proposed to be tied into the on-site seepage pits system. The design is consistent with the Borough standards with stormwater reduction and is acceptable.

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

- Sum Excavation = 1,500 CY
- Sum Fill = 338 CY
- Net Import = 1,162 CY

14. Select materials are required for the septic field and seepage pit construction. The primary soil excavations are the result of the foundations and septic. The fill is generally required for backfilling and grading.

15. The soil relocation quantities are representative for the proposed construction activities. The applicant is not requesting any waivers from the Soil Relocation Ordinance.

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, subject to the following conditions:

1. The applicant agrees to follow all recommendations of the Borough Engineer and Borough Landscape Architect.
2. The Applicant shall be bound by the testimony presented at the Board meeting as if the testimony was incorporated herein.
3. The Applicant shall be responsible for publishing this Resolution in the appropriate legal newspaper at the applicant's own cost and expense within fifteen (15) days of receiving a signed Resolution.
4. 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 \$1,667.00, and landscaping review/inspection in the amount of \$1,666.00, regarding this application.

The action reflected in this resolution of memorialization was taken on June 11, 2024, by the following vote:

	YES	NO	Absent	Abstain	Recused or Ineligible to Vote
Mayor Kurpis					
Richard Molinari					
Council President Hekemian					
Chairman Lonziserro					
Vice-Chairwoman Boyajian					
Gerald Bedrin					
Jerry DeCrosta					
Dr. Doug Holden					
Edward Wishik					
Patricia Nazzaro, Alt. #2					

Attested to:

Approved by:

Secretary

Chairman

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

In the matter of:

Dr. Frank Ciminello and Dr. Nicole Anderson
7 Willow Pond Road
Block **1801**, Lot **11.03**
Soil Relocation

WHEREAS, Dr. Frank Ciminello and Dr. Nicole Anderson 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 7 Willow Pond Road, also known as Lot 11.03 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 May 21, 2024.

WHEREAS, the applicant submitted the following exhibit into evidence:

1. Planning Board Soil Relocation Application;
2. Zoning Permit dated April 16, 2024;
3. Plot, SESC Plan, 1 Sheet, as prepared by Conklin Associates, last revised May 02, 2024;
4. Soil Movement Plan, 1 Sheet, as prepared by Conklin Associates, last revised April 24, 2024;
5. Details, 1 Sheet, as prepared by Conklin Associates, last revised April 24, 2024;
6. NJDEP FHA Verification Approval dated November 19, 2021;
7. NJDEP Wetlands LOI, Line verification dated November 15, 2021;

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 May 21, 2024, made the following findings of facts, determinations and conclusions of law:

1. The owner and applicant in this matter are Dr. Frank Ciminello and Dr. Nicole Anderson.
2. The property is located on the south side of the Willow Pond Road cul-de-sac and is currently vacant. The property was part of a prior subdivision of a larger tract of property in the early 2000s and had remained vacant. The property consists of 226,877 SF or 5.20 acres. The property is bounded to the west with the Saddle River which has an associated FHA (floodplain) as well as wetlands all confirmed by the NJDEP. The proposed activity is outside the FHA and not encroaching within the wetlands transition areas. Favorable subsurface soils for drainage are anticipated.
3. This application consists of constructing a new (6 bedroom) dwelling, pool, attached “gentleman’s barn,” attached garages with front parking courtyards and site improvements. The dwelling is setback approximately 350’ from the center of the Willow Pond cul-de-sac and the closest side yard setback is 78.9’. Septic and drainage improvements are proposed to support the design. As part of the drainage design, minimizing runoff is the design of the pervious pavement driveway which as an open asphalt aggregate surface course. This pavement detail will require routine maintenance to maintain the functionality. It is noted approximately 50% of the improved lot coverage consists of the pervious pavement detail.

4. The proposed Building Coverage is 5.95% (13,499 SF), where 7% (15,881 SF) maximum is permitted. The proposed Lot Coverage is 17.07% (38,735 SF), where 21% (47,644 SF) maximum lot coverage is permitted.

5. The slope of the lot is generally flat within the disturbance area with sloping down in the rear yard toward the Saddle River. No steep slopes exist, and all slopes disturbed are in the less than 15% range.

6. The lot has been mostly cleared with select trees being removed. The Borough Landscape Architect has reviewed the plans and has issued a report. Landscape Architect, Scott Levy's report to the Planning Board incorporated herein by reference.

7. The applicant is proposing Nine (9) seepage pits as well as a pervious pavement driveway detail which reduces the runoff (from the driveway area). The proposed system of inlets and trench drains will collect and recharge the groundwater. All roof drains shall be connected into the on-site detention system. Curbing along the driveway will control the stormwater runoff and allow the pervious pavement design to function as intended as well as provide additional seepage pits for large storm events. The design will decrease the runoff from the property and meet Borough requirements.

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

- Sum Excavation = 2,160 CY
- Sum Fill = 7,020 CY
- Net Import = 4,860 CY

9. The applicant is requesting waivers from the Soil Relocation Ordinance as follows:

	<u>Permitted</u>	<u>Proposed</u>	<u>Waiver</u>
SR-1. Maximum change in grade	4	6.0	2.0

The net import is the result of the applicant elevating the property within the limits of disturbance to elevate the grade as well as the basement floor elevation above the FHA elevation. The fill and scope of work is outside the FHA, where NJDEP has no jurisdiction, but will require local approvals as per the Soil Relocation review including approval of the waivers. Sheet 2, “brown areas” are shaded to show where the grade change exceeds the 4’ maximum permissible, where the applicant is proposing a maximum grade change of 6’. The shaded areas demonstrate all fill between 4’ and 6’, The fill is within the building and site areas close to the dwelling and do not extend near the lot lines. The Board may review the scale of the property and what may be a minimal visual impact on adjacent properties. The area that exceeds the 4’ maximum is 19,091 SF, a fill that represents approximately 8.4% of the total lot area. The soil relocation quantities are representative for the proposed construction activities.

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, subject to the following conditions:

1. The applicant shall provide maintenance schedule/process as plan notes for the pervious pavement detail.
2. The applicant shall provide two (2) 2'x 2' inlets, flanking the rear pool area to collect surface runoff and connect to the seepage pits.
3. Seepage pits shall have an open grate above each pit location and grade to collect surface runoff.
4. The applicant agrees to follow all recommendations of the Borough Engineer and Borough Landscape Architect.
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 the 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 \$1,667.00, legal costs in the amount of \$1,667.00, and landscaping review/inspection in the amount of \$1,666.00, regarding this application.

The action reflected in this resolution of memorialization was taken on June 11, 2024, by the following vote:

	YES	NO	Absent	Abstain	Recused or Ineligible to Vote
Mayor Kurpis					
Richard Molinari					
Council President Hekemian					
Chairman Lonziserro					
Vice-Chairwoman Boyajian					
Gerald Bedrin					
Jerry DeCrosta					
Dr. Doug Holden					
Edward Wishik					
Patricia Nazzaro, Alt. #2					

Attested to:

Approved by:

Secretary

Chairman

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

In the matter of:

Mr. & Mrs. Lahoud
6 Old Woods Road
Block **2003**, Lot **1**
Soil Relocation

WHEREAS, Mr. and Mrs. Lahoud 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 6 Old Woods Road, also known as Lot 1 in Block 2003 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 May 21, 2024.

WHEREAS, the applicant submitted the following exhibit into evidence:

1. Planning Board Soil Relocation Application;
2. Plot, SESC Plan, Sheet 1 of 1, as prepared by Weissman Engineering, last revised April 30, 2024;
3. Slope Analysis Plan, Sheet 1 of 1, as prepared by Weissman Engineering, last revised April 24, 2024;
4. Schematic Landscape Plan, Sheet 1 of 1, as prepared by Christopher Karach, Landscape Architect, dated March 14, 2024;

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 May 21, 2024, made the following findings of facts, determinations and conclusions of law:

1. The owner and applicant in this matter are Mr. and Mrs. Lahoud, 9 Holly Drive, Upper Saddle River, New Jersey 07458.
2. The property consists of 86,198 SF or 1.98 acres, where 2 acres is the minimum required per Current Zoning. The property is 922 SF below the 2.0-acre property per the current plot plan submittal. It is noted that the municipal Tax Maps show the property to be 2.0 acres. The property is vacant, where some remnants of a foundation exist at the east limits of the lot. The property has frontage along Old Woods Road as well as limited frontage along E. Saddle River Road.
3. The property is currently vacant and the project consists of constructing a new dwelling, pool, driveway access, retaining walls and site improvements. The proposed dwelling faces Old Woods Road with an attached garage with doors facing the East property line. The driveway is shown off Old Woods Road with a relocated drop curb further East. The property is located within the R-1 Residential Zoning District.
4. The Zoning Officer issued a Zoning Permit dated July 20, 2021. The proposed Building Coverage is 6.5% (5,583 SF), where 7% (6,033 SF) maximum is permitted. The proposed Lot Coverage is 19.0% (16,392 SF), where 21% (18,101 SF) maximum lot coverage is permitted.
5. The applicant is proposing to remove One Hundred Thirty (130) trees. As a result of the proposed number of tree removals, a Landscape Plan is made part of this Application.

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

7. The applicant is proposing Nine (9) seepage pits at various locations of the property to collect and recharge the groundwater system. The applicant has provided additional seepage pits during the review process in response to comments. A series of inlets/grates are proposed to collect the storm water runoff. Roof drains are proposed to be tied into the on-site seepage pits system. The application is consistent with Borough standards and is acceptable, including reduction of runoff from the site.

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

- Sum Excavation = 2,880 CY
- Sum Fill = 200 CY
- Net Import = 2,680 CY

9. The primary soil excavations are the result of the foundation. The primary soil fill is the grading at the perimeter of the dwelling. The soil relocation quantities are representative for the proposed construction activities. Additionally, select materials for the septic and seepage pits will be imported (stone).

10. The applicant is requesting waivers from the Soil Relocation Ordinance as follows:

		<u>Permitted</u>	<u>Proposed</u>	<u>Waiver</u>
SR-1	Maximum change in grade	4	8.0	4

The area that exceeds the 4' maximum is 4,336 SF and localized to the East side of the house. The area is an excavation (cut) to provide a more level driveway and is located near the retaining walls. The overall area represents 5% of the total lot area. To

develop lots with slopes, there may be anticipated waivers, the Board shall determine if the request is reasonable to develop the lot. The applicant is proposing a tiered wall system, 4' high maximum each with a 5' horizontal separation.

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, subject to the following conditions:

1. The applicant shall show potable well to the South (property Lot 47.22).
2. The applicant shall review moving the seepage pit cluster fronting Old Woods Road to the East, to reduce overall disturbance and tree removals.
3. The applicant agrees to follow all recommendations of the Borough Engineer and Borough Landscape Architect.
4. The Applicant shall be bound by the testimony presented at the Board meeting as if the testimony was incorporated herein.
5. The Applicant shall be responsible for publishing this Resolution in the appropriate legal newspaper at the applicant's own cost and expense within fifteen (15) days of receiving a signed Resolution.
6. 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 \$1,667.00, and landscaping review/inspection in the amount of \$1,666.00, regarding this application.

The action reflected in this resolution of memorialization was taken on June 11, 2024, by the following vote:

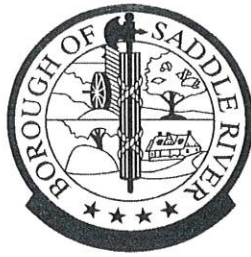
	YES	NO	Absent	Abstain	Recused or Ineligible to Vote
Mayor Kurpis					
Richard Molinari					
Council President Hekemian					
Chairman Lonziserro					
Vice-Chairwoman Boyajian					
Gerald Bedrin					
Jerry DeCrosta					
Dr. Doug Holden					
Edward Wishik					
Patricia Nazzaro, Alt. #2					

Attested to:

Approved by:

Secretary

Chairman



RECEIVED

APR 29 2024

BOROUGH OF SADDLE RIVER
CLERKS OFFICE

BOROUGH OF SADDLE RIVER
PLANNING BOARD

CHECKLIST FORM FOR SUBMITTAL OF SITE PLAN WAIVER REQUEST
(THIS FORM MUST BE FILED WITH APPLICATION)

PRIOR TO AN APPLICANT BEING DEEMED COMPLETE AND SCHEDULED FOR A PLANNING BOARD SITE PLAN WAIVER REQUEST, THE APPLICANT SHALL SUBMIT TO THE SECRETARY OF THE PLANNING BOARD FOR REVIEW BY THE BOROUGH ENGINEER FOR COMPLETENESS THE FOLLOWING:

4 COPIES OF THE FOLLOIWNIG (**FOR INITIAL COMPLETENESS REVIEW**):

- NARRATIVE WITH PROPOSED LOCATION OF BUSINESS, USE, NUMBER OF EMPLOYEES AND HOURS OF OPERATION
- ZONING PERMIT FROM ZONING OFFICER SHOWING THAT THE PROPOSED USE IS A PERMITTED USE FOR PLANNING BOARD HEARING
- PLAN/MAP OF PROPERTY SHOWING SPECIFIC SPACE/BUILDING AND PROPERTY
- APPLICATION

UPON BEING NOTIFIED THAT THE SUBMITTALS ARE ACCEPTABLE AND CAN BE SCHEDULED FOR A MEETING DATE, THE APPLICANT SHALL SUBMIT EIGHTEEN (18) COPIES OF ALL DOCUMENTS TO THE PLANNING BOARD SECRETARY.

Anthony Vigilante Anthony Vigilante 4/29/24
 APPLICANT NAME PRINT SIGNATURE DATE

171 E. Saddle River Rd, _____ _____
 PROPERTY ADDRESS BLOCK LOT

APPLICANT CONTACT INFORMATION:

ADDRESS: 100 Chestnut Ridge Rd, Montvale, NJ 07645
 PHONE: 973-650-4228 FAX: _____
 EMAIL: AVIGILANTE1@gmail.com

**SADDLE RIVER PLANNING BOARD
APPLICATION FOR SITE PLAN WAIVER**

FOR BOARD USE ONLY

Application & File#: _____

Action Taken: _____ Date: _____

Fees Paid: _____

TO BE FILLED OUT BY THE APPLICANT

Applicant's Name _____

Address _____

Phone # _____ Cell phone # _____

Signature _____

E-mail _____

Owner's Name _____

Address _____

Phone# _____

Signature _____ Date: _____

APPLICATION FOR SITE PLAN WAIVER-Continued

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

Nucleo Training LLC

Anthony Vigilante 100% owner

Property Location:

Block 1401 Lot 12 Address 171 E. Saddle River Rd.

Previous Use: Hair Salon

Type of Business Personal Training # of Employees 3 Hours of Operation 6 AM - 10 PM

Proposed Use: Small Group Personal Training

Type of Business _____ # of Employees _____ Hours of Operation _____

Parking Analysis:

Existing Gross Floor Area (GFA) on Site (SF) _____

Existing Parking Spaces on Site _____

GFA Proposed to be Added/Changed in Use _____

Parking Spaces Avail. For New/Changed Use Floor Area _____

Total Proposed Parking Spaces on Site _____

Total Required Parking Spaces on Site _____

Other Alterations _____

UPON APPROVAL OF THIS APPLICATION BY THE PLANNING BOARD, APPLICATION SHOULD BE MADE WITH THE CONSTRUCTION CODE OFFICIAL FOR A CERTIFICATE OF OCCUPANCY.

Borough of Saddle River
Planning Board
100 E. Allendale Road
Saddle River, NJ 07458
201 327 2609 EXT 225 FAX 201 327 0168

INSTRUCTIONS TO APPLICANTS
PARKING ANALYSIS SECTION, SITE PLAN WAIVER APPLICATION

1. Existing Gross Floor Area (GFA) on Site (sq. ft.) _____
This asks for the entire gross floor area (in square feet) of all existing buildings on the property, whether or not any changes are proposed to their size(s) or use(s).

2. Existing Parking Spaces on Site _____
This asks for the total count of all parking spaces that currently exist on the entire property.

3. GFA Proposed to be Added/Changed in Use _____
This asks for the gross floor area in square feet of all portion(s) of the building(s) for which a change in use or occupancy is proposed and/or the gross floor area in square feet of any proposed new building(s) or building addition(s).

4. Parking Spaces Available for New/Changed Use Floor Area _____
This asks for the number of parking spaces (out of the total that exist now on the property) which are allocated to the portion(s) of the building(s) for which a change in use or occupancy is proposed and/or to any additional building floor area proposed to be constructed. This can only be calculated by subtracting the number of parking spaces required for all of the other uses/building floor area on the entire property from the total number of parking spaces existing on the property today, as follows:

Step 1. Calculate the parking requirement for everything else on the property.

Step 2. Subtract the total number of existing parking spaces on the property from the number calculated in Step 1.

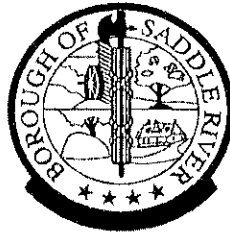
Step 3. The result (whether it is positive or negative) is the number to fill in.

5. Total Proposed Parking Spaces on Site _____
This asks for the total count of all parking spaces which will exist on the entire property after the proposed change in use of occupancy or after any proposed new floor area is added.

6. Total Required Parking Spaces on Site _____
This asks for the total number of parking spaces that will be required on the entire property after the approval of (and including) the proposed change in use or occupancy and/or proposed new building floor area.

REVISED JANUARY 2021

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



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.

REVISED JANUARY 2021

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

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

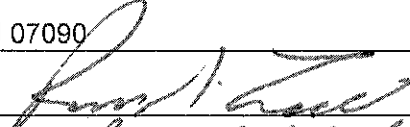
FOR BOARD USE ONLY

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

TO BE COMPLETED BY APPLICANT

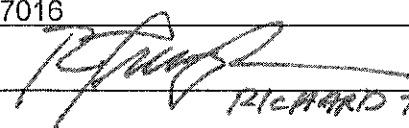
Applicant's Name: AvalonBay Communities, Inc.

Address: 105 Elm Street, 1st Floor, Westfield, NJ 07090

Phone #: 732-404-4843 Signature: 
Ronald S. Ladd, SVP

Owner's Name: SIG Saddle River, LLC

Address: 20 Commerce Drive, Cranford, NJ 07016

Phone #: 212-470-5200 Signature: 
RICHARD TRAVAGLINO - SVP

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

REVISED JANUARY 2021

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

Engineer's Name: Daniel T. Sehnal, P.E., Dynamic Engineering Consultants, PC

Address: 245 Main Street, Suite 110, Chester, NJ 07930

Phone #: 908-879-9229

Name of Subdivision: Not applicable

Location of Subdivision as to Street: _____

As to Block: _____ Lot #'s: _____

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:

See Application Addendum attached herein. The Applicant proposes a 274-unit inclusionary residential housing community.

All mail regarding this subdivision shall be addressed to:

John P. Miller, Esq.

Inglesino Taylor

600 Parsippany Road, Suite 204

Parsippany, NJ 07054

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: 9/7/23


SIG SADDLE RIVER LLC



Signature of Owner (and Applicant)
RICHARD TRIVABUNI
SUP

(If Applicant is other than Owner):

Date: 9/7/23

Arady Bay Concrete, Inc.


Signature of Applicant
Ronald S. Lullatt, SUP

(Insert title if corporation or partnership)

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

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.	X	
- Block and lot numbers and street location.	X	
- Preparation, signed & sealed by a licensed professional engineer or architect, and the signature & seal of a licensed surveyor as to topographical & boundary survey data.	X	
- Date – all revisions noted and dated.	X	
- Key Map showing location of the tract with reference to surrounding areas and existing street intersections.	X	
- Title of development, north arrow, written graphic scale.	X	
- 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.	X	
- The names of all owners of adjacent property with block and lot numbers of said property as shown on current tax records.	X	
- The zoning district in the parcel together with zone boundaries included within the boundaries of the parcel of within 200' therefrom, if applicable.	X	
- 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.	X	
- 18 copies of any covenants, deed restrictions, or exceptions.	X	
- 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.	X	
- 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.	X	
- 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.	X	

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.	X	
- 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.	X	
- The proposed use or uses of land and buildings together with the floor space of all building and the estimated number of employees.	X	
- 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.	X	
- The location and design of any off-street parking areas or loading areas showing size and location of bays, aisles, and barriers.	X	
- 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.	X	
- 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.	X	
- The location, direction of illumination, power and hours of operation of existing and proposed outdoor lighting.	X	
- The location and elevation plan of proposed signs.	X	
- The proposed screening, landscaping and planting plan.	X	
- 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.	X See Application Addendum	
- The following approval blocks shall be added to the Site Plan:	X	

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)

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)

**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: _____

RE: BLOCK _____ LOT _____

PROPERTY OWNER: _____

LOCATION: _____

PROPERTY TAXES ON THE ABOVE PROPERTY HAVE BEEN PAID THROUGH

LINDA CANAVAN, CTC
TAX COLLECTOR

SADDLE RIVER PLANNING BOARD

THE FOLLOWING IS A SUGGESTED FORM WHICH MAY BE USED FOR THE ANNOUNCEMENT OF A PUBLIC HEARING IN AN APPROVED NEWSPAPER (THE RECORD OR THE HERALD NEWS)

BOROUGH OF SADDLE RIVER
PLANNING BOARD

NOTICE

Notice be and hereby given to all persons that
(name) _____ has applied to the Borough of Saddle
River Planning Board for a
(description) _____

_____ of the premises known as (address-location)

_____ as Lot _____, Block _____ in the Borough of Saddle River, County of Bergen, and State of New Jersey, all as more particularly set forth and in accordance with the filed plans in accordance with the provisions of the Borough of Saddle River Subdivision Ordinance.

All interested parties are invited to appear and be heard at a public hearing on this application to be held by said Borough of Saddle River Planning Board on the _____ day of (month) _____, 20__ at (time) _____ p.m. via Zoom at <https://saddleriver.org.zoom.us/j/87066821085> Meeting ID: 870 6682 1085.

Documents relating to this application may be inspected by the Public during normal business hours in the Municipal Building of Saddle River, New Jersey, during weekdays from 9:00 a.m. to 3:00 p.m.

Name of Petitioner

Address of Petitioner

SADDLE RIVER PLANNING BOARD

NOTICE OF APPEAL

FOR BOARD USE ONLY

Application & File #: _____
Block & Lot #'s: _____
Date: _____
Fees Paid: _____

Filed: _____
Hearing: _____
Disposition: _____

TO BE COMPLETED BY APPLICANT

TO THE PLANNING BOARD:

Appeal is hereby made from 16-7(h) of the Land Use Procedures of the Municipal Code of the Borough of Saddle River pursuant to Section 57c od c. 291, P.L. 197 for a variance:
In accordance with plans filed herewith (18 copies).

DESCRIPTION OF LOT:

Premises known as Block No. _____ Lot No. _____

Street Address: _____

Applicant: _____ Address: _____

Applicant Phone Number: _____ Owner Phone Number: _____

Owner: _____ Address: _____

Lessee or tenant: _____ Address: _____

Zone District: _____ Tenant Phone Number: _____

REVISED JANUARY 2021

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

Size of Lot: _____ Corner of Interior: _____

On how many streets does lot have frontage: _____

Set back from property line _____ feet. From side line, if corner lot _____

Other details not provided in foregoing: _____

Has there been any previous appeal involving these premises _____

If so, state (a) Date filed: _____ (b) Character of appeal: _____

_____ (c) Disposition: _____

The grounds of appeal or variation desired and reasons for same are as follows:

Applicant shall attach hereto survey or Plot Plan and shall state if there are any changes since the date of said Plan. If so, applicant shall set forth what said changes consist of.

I hereby depose and say that all the above statements, and statements made in any papers submitted herewith are true.

Sworn to before me this _____ day
of _____
20____.

Applicant's Signature

Address

APPLICATION ADDENDUM

APPLICATION OF AVALONBAY COMMUNITIES, INC. – PRELIMINARY AND FINAL MAJOR SITE PLAN BLOCK 1302, LOT 1.04 (1 ROUTE 17 SOUTH); BLOCK 1302, LOT 1.02 (7 BOROLINE ROAD), BOROUGH OF SADDLE RIVER

AvalonBay Communities, Inc. (“Applicant”) is the contract purchaser of the parcel located 1 Route 17 South, Borough of Saddle River, New Jersey. The subject property is identified as Block 1302, Lot 1.04 (1 Route 17 South) and Block 1302, Lot 1.02 (7 Boroline Road) on the official tax map of the Borough of Saddle River and located in the Borough’s AHO-5 Overlay Zoning District (the “Property”). Lot 1.04 is developed with a three (3) story office building with a surface parking lot. Lot 1.02 includes an accessway that will serve Lot 1.04. The Applicant is seeking preliminary and final site plan approval to develop a multifamily inclusionary residential rental building with surface parking facilities, a parking garage, indoor and outdoor amenities and landscaping on Lot 1.04.

AVALONBAY’S SITE PLAN PROPOSAL

The Applicant is seeking preliminary and final major site plan approval with design waiver relief to develop a 4-story 274-unit multifamily inclusionary residential rental building with five (5) surface parking spaces and a 493-space parking garage, which is surrounded by the proposed building and blocked from view, four (4) hard-scaped and soft-scaped courtyards that will include a swimming pool, landscaping, outdoor dining areas including tables and chairs, outdoor exercise area, dog area, barbecue areas, firepit, lawn areas, outdoor lounge furniture, outdoor work tables, shade areas and decorative paver patios.

An ancillary space was added on the ground floor of the building to keep trash storage and mechanical equipment distanced from residents. This space may be accessed by a convenient exterior door that will be blocked from view. The Applicant proposes a vestibule to the main entrance of the building to improve the insulation of the amenity area. The Applicant seeks design waiver relief to install a blade sign and canopy sign.

The residential unit mix would include the following Two Hundred Seventy-Four (274) units: 21 studio units, 104 one-bedroom units, 111 two-bedroom units and 38 three-bedroom units.

As stated above, the Applicant does seek design waiver relief for the blade sign and canopy sign to be installed on the proposed building. However, the Applicant further requests that the Planning Board grant any and all other variances, waivers, and design standard relief that may arise during the course of review and hearing on this application.

The Applicant will provide detailed testimony at the time of public hearing in support of the major site plan application.

November 20, 2023
Via FedEx

Borough of Saddle River Planning Board
100 East Allendale Road
Saddle River, NJ 07458

Attn: Mr. Luis DePaz
Planning Board Secretary

**RE: AvalonBay Communities, Inc.
Proposed Multi-Family Residential Development
Block 1302, Lot 1.04
1 N.J.S.H. Route 17 South
Borough of Saddle River
Bergen County, NJ
DEC# 1406-22-03071**

Dear Mr. DePaz,

Enclosed please find the following information constituting our submission of the Soil Relocation application to the Borough of Saddle River for the above reference project:

- Three (3) copies of the completed Application for Soil Relocation Certification and Associated Worksheets;
- Three (3) signed and sealed sets of the Preliminary and Final Site Plan prepared by our office, dated September 8, 2023;
- Three (3) signed and sealed copies of the ALTA/NSPS Land Title Survey prepared by Dynamic Survey, LLC, dated February 7, 2023;
- Three (3) signed and sealed copies of the Landscape Architecture Plans prepared by Melillo Bauer Carman, dated September 8, 2023;
- One (1) check in the amount of \$400.00 made payable to the "Borough of Saddle River" to satisfy the Application Fee; and
- One (1) check in the amount of \$5,000.00 made payable to the "Borough of Saddle River" to satisfy the Escrow Deposit.

The following waivers are being requested as part of this application:

- § 183-6I: No disturbance shall be permitted in areas of slope 35% or greater, whereas this application proposes disturbance of 2,750 SF within a slope area 35% or greater; and
- § 183-6G(2): Soil moving with a lot, except in areas otherwise restricted, shall be limited to a maximum change in grade of four feet, whereas this application proposes a maximum proposed grade change of approximately 13' near the northeast portion of the proposed basin.


Our office kindly requests that the enclosed information be reviewed towards issuance of Borough of Saddle River approval.

www.dynamicec.com

Should you have any questions or require further information, please do not hesitate to contact our office.

Sincerely,

Dynamic Engineering Consultants, PC



Daniel T. Sehnal, PE



Danielle Lescrinier, PE

Enclosures

Cc: Mahala Rummell
Derek Orth, Esq.

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 -Part of Site Plan application
 - 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.

AvalonBay Communities, Inc.

M. Patala

11/13/23

APPLICANT NAME PRINT

SIGNATURE

DATE

1 N.J.S.H. Route 17 South, Saddle River, NJ 07458

1302 1.04

PROPERTY

ADDRESS

BLOCK

LOT

	BOROUGH USE	
RECEIVED BY <i>LD</i>		
APPLICATION FILED DATE	<i>11/21</i>	<i>LD</i>
APPLICATION FEE RECEIVED	<i>11/21</i>	<i>LD</i>
ESCROW RECEIVED	<i>11/21</i>	<i>LD</i>
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 () REMOVE (X) 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 1302 Lot 1.04
Address: 1 N.J.S.H. Route 17 South, Saddle River, NJ 07458

2. **Owner Name:** SIG Saddle River LLC Phone: _____ Fax: _____
Address: 20 Commerce Drive #326, Cranford, NJ 07016 E-mail: _____

3. **Applicant Name:** AvalonBay Communities, Inc. Phone: 732-404-4843 Fax: _____
Address: 105 Elm Street, 1st Floor, Westfield, NJ 07090 Cell Phone: 732-404-4843
E-mail: mahala_rummell@avalonbay.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:** 4,175 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.**

11. **Applicant's signature:** *M. Patale* **Date:** 11/13/23

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

		Cubic Yards
House/Addition (Foundation)	8,619	8,619
Pool	149	149
Septic	N/A	0
Tennis Court	N/A	0
Grading	6,084	6,084
Other	N/A	0
Total Sum of Excavation		14,852

Fill Operations

		Cubic Yards
House/Addition (Foundation)	0	0
Pool	0	0
Septic (Bank Run or Select Material)	N/A	0
Tennis Court	N/A	0
Other	Grading: 19,027	19,027
Total Sum of Fill		19,027

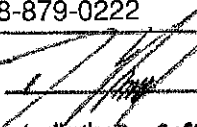
Soil Relocation (Max of Sum Fill or Sum Excavation)	19,027
Proposed Soil Export	N/A
Soil to be removed from the site (Excavations Exceed Fills)	
Proposed Soil Import	4,175
Soil to be received at the site (Fills Exceed Excavations)	

Worksheet Prepared By: Daniel Sehnal, PE Date: 11/16/2023

Company: Dynamic Engineering Consultants, PC Phone: 908-879-9229

Address: 245 Main Street, Suite 110, Chester, NJ 07930

Fax: 908-879-0222 Email: dsehnal@dynamiccec.com

Signature: 

SLOPE AND WAIVER IDENTIFICATION WORKSHEET

SLOPE CATEGORY	A		B		C = (A/100) X B		D	DOES (D) EXCEED (C), IF YES MAXIMUM PERMITTED DISTURBANCE IN EACH SLOPE CATEGORY (SF)	DOES (D) EXCEED (C), IF YES WAIVER REQUIRED, PROVIDE AREA OF WAIVER
	% 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 DESIGN MEET ORDINANCE 189-6(G)(1) OR IS WAIVER REQUIRED ?	COMMENTS AND DESCRIPTION OF WAIVER IF APPLICABLE			
0 - 14.9%	100%	324,317	324,317	130,105	No		No		
15 - 24.9%	50%	40,975	20,488	11,150	No		No		
25 - 34.9%	30%	27,822	8,347	5,700	No		No		
> 35	0%	18,064	0	2,750	Yes, 2,750 SF		Yes, 2,750 SF		

SF = Square Feet
TOTAL LOT AREA (SF) = 411,428
ACRES = 9.445

IS FIRST FLOOR ELEVATION SET WITHIN 4.0' FROM THE EXISTING AVERAGE GRADE ACROSS THE FRONT OF THE STRUCTURE? AVG GRADE FOR SF IS DETERMINED AS CALCULATING EXISTING ELEVATIONS ALONG THE PROPOSED FRONT FOUNDATION AT 10' (500') INCREMENTS, LEFT TO RIGHT.

CALCULATED AVG. GRADE	PROPOSED FFE	DOES DESIGN MEET ORDINANCE 189-6(G)(1) OR IS WAIVER REQUIRED ?	COMMENTS AND DESCRIPTION OF WAIVER IF APPLICABLE
284.51	286	Ordinance Met	

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


MAXIMUM PROPOSED GRADE CHANGE (FT)	DOES DESIGN MEET ORDINANCE 189-6(G)(2) OR IS WAIVER REQUIRED ?	COMMENTS AND DESCRIPTION OF WAIVER IF APPLICABLE
13'	Waiver Required	Basin on Northeast Portion of Site

ARE PROPOSED RETAINING WALLS (IF ANY) IN EXCESS OF 4.0'?
 Yes, but in a non-residential zone

MAXIMUM PROPOSED WALL HEIGHT (FT)	DOES DESIGN MEET ORDINANCE 189-6(G)(3) OR IS WAIVER REQUIRED ?	COMMENTS AND DESCRIPTION OF WAIVER IF APPLICABLE
18.1'	Ordinance Met	Northeast Portion of Site

ARE PROPOSED DRIVEWAY SLOPES IN EXCESS OF 10%?
 No

MAXIMUM PROPOSED DRIVEWAY SLOPE (%)	DOES DESIGN MEET ORDINANCE 189-6(G)(4) OR IS WAIVER REQUIRED ?	COMMENTS AND DESCRIPTION OF WAIVER IF APPLICABLE
5%	Ordinance Met	

PROPERTY ADDRESS: 1 N.J.S.H. Route 17 South Saddle River, NJ 07458
 BLOCK/LOT: Block: 1302 Lot: 1.04
 FORM COMPLETED BY: Dajpet Semnal PE
 SIGNATURE AND DATE: 

**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: _____

RE: BLOCK 1302 LOT 1.04

PROPERTY OWNER: SIG Saddle River LLC

LOCATION: 1 NJSH Route 17 South, Saddle River, NJ

PROPERTY TAXES ON THE ABOVE PROPERTY HAVE BEEN
PAID _____

LINDA CANAVAN, CTC
TAX COLLECTOR

lc