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December 2, 2021

Zoning Board of Adjustment
Borough of Tenafly
100 Riveredge Road
Tenafly, NJ 07670

Re: Variance Application – Anthony Hu
49 Nelson place
Block 2902 – Lot 6
Tenafly, NJ

Dear Board Members:

I have made a site inspection and reviewed the plan entitled “Site Plan for Anthony Hu, Lot 6 Block 2902, 49 Nelson Place, Borough of Tenafly, Bergen County, N.J.”, prepared by Lantelme, Kurens & Associates, P.C., dated May 4, 2021.

My comments are as follows:

1. The property is located on the southerly side of the cul-de-sac of Nelson Place. The site is improved with a dwelling and a driveway along the northeasterly property line.

The property slopes up from the street to the front of the home approximately 20' in elevation at a 17% slope. The property continues to rise to the rear of the home at a 5% slope and then from the rear of the home to the rear property line at a slope of approximately 18%. There is a band of slopes greater than 25% in front of the existing home. It appears based upon the review of the contour mapping that the area of slopes greater than 25% may have been created with the construction of the existing home.

2. The applicant proposes to remove the existing home, driveway and other site improvements and construct a new dwelling, driveway, and patio.

The Applicant is seeking variance approval to disturb slopes greater than 25% with the construction of the new driveway servicing the new home.

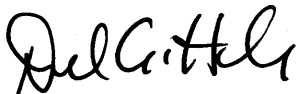
3. The property is located in the R-40 Residential Zone District. The lot is 42,930 SF and is conforming in size to the bulk requirements of the zone. The property has a substandard road frontage and lot width. However, prior to the vacation of the Nelson Place right-of-way in 2000 the property had a conforming lot frontage and width.

4. The location and construction of the new driveway along with the grading of the front yard will require the disturbance of the slopes greater than 25%. Disturbance of slopes greater than 25% is not permitted and a variance is required.
5. Variances required:
 - Disturbance of Slopes Greater than 25% - Chapter 35-816.2.a.
 - No disturbance permitted
 - Disturbance of 25% slopes proposed
6. The proposed driveway has a slope of 19% and is graded to the curb line of Nelson Place without a transition to the street. The proposed driveway should be reconfigured to lengthen the driveway which will reduce the slope of the driveway. It is my recommendation that the driveway enters the property on the right hand side of the lot frontage and then sweep diagonally across the front yard to the left hand side of the proposed home.

This driveway configuration may disturb a larger area of the slopes greater than 25% but the pitch of the driveway will be less and there would be a proper transition to the street.
7. The Tenafly Ordinance requires a driveway in the R-40 Zone to be 15' from the side property line. The new driveway at the garage area is proposed in the same location as the existing driveway with a setback of 7.4' where the existing driveway has a setback of 2.3' from the property line. It is my opinion that since the new driveway is in the same location as the existing driveway and the driveway setback to the property line is being increased that a variance is not required for the proposed driveway location.
8. The front yard of the property is proposed to be graded at an approximate slope of 3:1 where the maximum permitted grade is 4:1 (grade which rises or falls one foot vertically for every four feet horizontally) per the Soil Movement Ordinance, Chapter 28-12.0. The plan needs to be revised.

Very truly yours,

SCHWANEWEDE/HALS ENGINEERING
Professional Engineers and Land Surveyors



David A. Hals, P.E., L.S., P.P. & C.M.E.
Zoning Board Engineer