



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

PRINCIPALS:
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**THIRD ROUND AFFORDABLE HOUSING REHABILITATION OBLIGATION
STRUCTURAL CONITIONS SURVEY REPORT
BOROUGH OF SADDLE RIVER, BERGEN COUNTY, NEW JERSEY
DECEMBER 18, 2020**

INTRODUCTION

The Borough of Saddle River conducted this Borough-wide Structural Conditions Survey of residential property to determine its rehabilitation obligation as a component of the Borough's Third Round affordable housing obligations and related settlement negotiations. This survey was prepared in accordance with the criteria set forth in N.J.A.C. 5:93-1 et seq. provides an assessment of the actual condition of Saddle River's existing housing stock as observed and reported by the Borough's Construction Official. A field inspection of every section of the Borough was conducted by the Construction Official who identified all dwellings that potentially met the standards of being structurally deficient or substandard.

The properties identified in the survey as being in need of rehabilitation are listed in the spreadsheet entitled "Structural Conditions Survey" attached hereto as "Exhibit B." This list was reviewed by the Borough's Affordable Housing Planner, Joseph H. Burgis, P.P., AICP, who reviewed the extent to which the properties met the applicable criteria to be eligible for rehabilitation based on the conditions observed from the front and sides of each of the dwellings listed. This evaluation included a final determination as to whether the observable conditions were structural in accordance with the criteria set forth in "Exhibit A," or if they were cosmetic in nature and therefore did not qualify as being in need of rehabilitation. Tax records were also reviewed to confirm whether the properties were owner or renter-occupied units. Any absentee ownership was considered to be a rental property for the purposes of this survey.

Exhibit B identifies a total of nine (9) structurally deficient properties in accordance with the definitions for structural conditions enumerated in Exhibit A, all of which are owner-occupied, and have been confirmed by the Borough's. As such, this survey concludes that the Borough of Saddle River contains a total of nine (9) dwelling units which meet the standards of N.J.A.C. 5:93-1 et seq. as being structurally deficient in determining the Borough's Third Round Rehabilitation Obligation. Based upon an analysis undertaken by David Kinsey, which revealed that on average, sixty percent of units found to be deficient are occupied by lower income households, this indicates that the Borough's rehabilitation obligation is six rehabilitation units.

The details that support the finding that six rehabilitation units represent the Borough's obligation are detailed below.

BACKGROUND AND PROCEDURE

The Borough of Saddle River conducted this Structural Conditions Survey of residential property located within the Borough in response to the question of whether a ___ unit rehabilitation obligation identified for Saddle River through the Third Round affordable housing settlement negotiation process was supported by actual, observable conditions of the housing stock. In accordance with the criteria set forth in NJAC 5:93-1 et seq., Appendix C, entitled "Structural Conditions Survey", this report identifies the number of substandard residential dwellings in the borough, thereby establishing the municipal Third Round rehabilitation obligation.

The following is noted with respect to the rehabilitation analysis and obligation.

1. The Borough of Saddle River Construction Office and members of Burgis Associates initially reviewed the manner in which a structural conditions survey is to be undertaken. A memorandum from this office was prepared to assist the Construction Office in this endeavor. It was determined that it was prudent to survey most streets throughout the Borough. However, due to knowledge of the community's development pattern and locations of recent development, areas of very expensive homes which were known to be well maintained, and newer detached single family developments on such streets as Fox Hedge, High Meadow and Alford Drive were not surveyed. Additionally, recently developed townhouse developments (Burning Hollow and Saddle River Grand) were not surveyed.
2. The staff conducted field inspections utilizing a lot line base map of the Borough provided by this office, and the inspectors drove the streets of the Borough and created a list of properties that are potentially rehabilitation candidates based on the visual inspection criteria identified in NJAC 5:93-1 et seq, Appendix C. See Exhibit A which was provided the staff conducting the inspections and which reflects the information set forth in Appendix C of the regulations.
3. The list of addresses generated by the inspectors was then rechecked against the inspection criteria.
4. This information was then provided Burgis Associates, and it was reviewed against the applicable criteria for a final determination of eligibility for rehabilitation based upon the observable conditions from the front, and where feasible, side of the dwellings listed.
5. The list, shown on Exhibit B herein, identifies a total of thirteen dwellings which the inspectors felt warranted an initial consideration, and it was determined that nine of these units actually represented dwellings that were in poor condition consistent with the applicable criteria. The others were determined to have merely cosmetic deficiencies.

6. Consistent with a study undertaken by David Kinsey, which indicated that sixty percent of units in need of rehabilitation were occupied by low and moderate income households, it is determined that the Borough's rehabilitation obligation would therefore stand at six units.

CONCLUSION

This Structural Conditions Survey reveals a total of nine detached single-family dwellings in the Borough of Saddle River exhibit conditions indicating they qualify as being in need of rehabilitation, as defined by the applicable regulatory provisions noted above. Pursuant to the aforementioned Kinsey study indicating the sixty percent of such units are typically occupied by income qualified lower income households, this suggests that the Borough of saddle River's rehabilitation obligation for the Third Round should be set at six units.

EXHIBIT A

DEFINITIONS FOR STRUCTURAL CONDITIONS

As per N.J.A.C. 5:93-1 et seq., Appendix C, Structural Conditions Survey

The following relates to structural components of a residential building. Refer to the attached diagram for component identification.

Excellent to Good - The condition of the component is like new or requires standard maintenance.

Examples:

- Foundation - The component may need minor re-pointing and/or paint or the removal of shrubs or vines to protect it from deterioration.
- Handrails, Steps, Stairs, Porch - A component or components may need paint and/or re-nailing or tightening.
- Siding and Walls - The components may need light scraping and painting and/or re-nailing of loose siding.
- Windows and Doors - The components may need light scraping and painting and appear to be operational.
- Eaves, Soffits, Gutters, Leaders - The components may need light scraping and painting. Gutters may need realignment. Leaders may need re-attachment.
- Roof and Chimney - No immediate repair is needed on the roof. The chimney is straight but may need minor re-pointing.
- Fire Escape - The component may need scraping and painting and is properly functioning.

Fair to Poor - The condition of the component requires immediate maintenance, repair or replacement. Further deterioration may adversely affect other exterior and/or interior components.

Examples:

- Foundation - The component needs re-pointing, replacement of some stones, brick or blocks or some rebuilding due to: loose, broken or missing bricks or block; missing mortar; excessive cracks in the masonry"; deterioration of masonry surface; pargeeting pulling away; sinking; or being out-of-plumb.
- Handrails, Steps, Stairs, Porch - The components need replacement of boards, risers, joists, rafters, and/or beams, etc. due to: sagging; broken or unsound supports; a sinking or structurally unsound foundation; broken, missing or rotted boards; missing or unsound railings or balusters; broken or missing trim; missing mortar in the masonry or the masonry being generally deteriorated; excessive cracks in the masonry"; or worn steps.
- Siding and Walls -
 - Brick - The component needs re-pointing, spot replacement, reconstruction, etc. due to: sagging; bowing; being out-of-plumb; excessive cracks in the masonry"; missing bricks or missing mortar.

Stucco - The component needs patching, spot replacement, or reconstruction and painting due to deteriorated surface, cracks, holes, water damage, or bowing.

Wood - The component needs patching, spot replacement, or reconstruction and painting due to sagging, bowing, being out-of-plumb, rot, water damage, loose boards, cracked or broken boards.

Siding - The component needs spot, area or total replacement due to broken or missing siding.

- Windows and Doors and Related Trim (Exclusive of Storm Doors and Windows)
 - Windows - The component needs putty or new glass. Other indicators of a fair/poor component include: missing or broken trim; missing or broken sill; a frame or sash out of square; rotted wood; and/or inoperable windows.
 - Doors-Indicators of a fair/poor door include: broken glass; a frame out of square; missing or broken trims; interior grade doors being used as exterior doors; rotted wood.
- Eaves, Soffits, Gutters, Leaders - Indicators of a fair/poor component include: broken or hanging sections; holes, rot leakage and/or missing sections; significant deterioration; or animal infestation.
- Roof and Chimney -
 - Roof - The component needs moderate scattered shingle replacement, area replacement or total replacement due to: sagging; exposed paper or sheathing; hole(s); curling of shingles; blistering of rolled roofing; cracked shingles; missing shingles; rusted metal roof; and/or leakage.
 - Chimney - The component needs partial or total reconstruction due to: sinking; being out-of-plumb; excessive cracks"; loose, broken or missing bricks; missing mortar; deteriorated surface and/or lack of a flue.
- Fire Escape - The component needs significant physical repairs or replacement and/or is not fully operational.

Notes:

"Excessive cracks can mean multiple cracks affecting structural integrity or a crack or cracks as wide as 1/4 inch.

"Substandard housing unit" means a housing unit with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, a roof, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems) and/or a load bearing structural system.

N.J.A.C. 5:93-5.2 (b). "... A major system shall include weatherization, a roof, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems) and/or a load bearing structural system. ..."

Exhibit B
Exterior Conditions Survey

EXTERIOR HOUSING SURVEY

MUNICIPALITY Saddle River COUNTY Bergen DATE May 12, 2020

Street Address	Block/Lot	Number of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	MAJOR SYSTEMS One major system is required to indicate that the structure is in need of repair				MINOR SYSTEMS Two minor systems are required to indicate that the structure is in need of repair				Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					Foundation	Weatherization			Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/St eps/Porch	Fire Escape		
						Siding and Walls	Windows and Doors	Chimney						
166 Chestnut Ridge Road	1502/1	1		1969	X	X	X	X	X				yes	Abandoned for years
78 Woodcliff Lake Road	1703/15	1		1952	X	X		X	X	X			yes	Abandoned for years
11 Dogwood Drive	1702/24	1		1963				X					no	
24 Oak Road	1701/6	1		1954	X								no	
19 Westerly Road	1701/18	1		1981	X	X	X	X	X				yes	Neglected/ poor condition
10 Werimus Brook Road	1901/43	1		1965	X	X	X	X	X				yes	Neglected/ poor condition
110 East Allendale Road	1701/2	1		1981			X						no	
15 West Church Road	1902/37	1		1959	X	X	X	X	X	X			yes	Neglected/ poor condition
225 East Saddle River Road	1102/17	1		1974	X			X	X	X			yes	Neglected/ poor condition
11 Arrowhead Lane	1301/49	1		1965			X	X	X				yes	Neglected/ poor condition
39 Mohegan Trail	1606/10	1		1993			X	X	X		X		yes	Neglected/ poor condition
267 East Saddle River Road	1102/5	1		1986					X		X		yes	Neglected/ poor condition
8 Adams Road	1802/23	1		1968					X	X			yes	Abandoned/ poor condition

I verify that I have conducted this exterior housing survey according to COAH criteria



Signature: _____ Print Name and Title: Michelle E. Wood, Acting Construction Official