

Resolution of the Demarest Governing Body

Resolution No. 096-25

May 12, 2025


| Council Member | Motion | Second | Yes | No | Abstain | Absent |
|-----------------------|---------------|---------------|------------|-----------|----------------|---------------|
| Jiang | | | | | | ✓ |
| Fox | | | ✓ | | | |
| Marks | ✓ | | ✓ | | | |
| Slowikowski | | ✓ | ✓ | | | |
| Reiss | | | ✓ | | | |
| Collins | | | ✓ | | | |

TITLE: RESOLUTION APPROVING SOIL MOVING PERMIT FOR 592 PIERMONT RD.

=====

BE IT RESOLVED by the Borough Council of the Borough of Demarest that the Soil Moving Application and Soil Erosion Control Plan for 592 Piermont Rd. Block 84.10, Lot 12 prepared by Thomas F. Graham, P.E., is hereby approved subject to the following conditions:

1. No topsoil shall be removed from the site.
2. The applicant shall indicate the location to which excess soil will be exported.
3. The applicant shall indicate the route of travel within the Borough.
4. The applicant shall provide for the cleaning of the streets used in the route of travel within the Borough.
5. The applicant shall provide the name of the person responsible for the soil movement.
6. The applicant shall be responsible for any damage done to Borough streets during the soil removal process.
7. The applicant shall ensure that the site is maintained in a safe and secure manner.
8. The applicant shall deposit, with the Borough, escrow in the amount of \$2,923.50 for inspection services of the Borough Engineer.
9. The applicant shall provide a performance guarantee to the Borough in the amount of \$58,470.00


Brian Bernstein, Mayor

CERTIFICATION

I, Julie Falkenstern, Acting Borough Clerk, of the Borough of Demarest, in the County of Bergen and the State of New Jersey do hereby certify that the foregoing Resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting on May 12, 2025


Julie Falkenstern, Acting Borough Clerk

400 Valley Road Suite 304
Mt. Arlington, NJ 07856
Main: 877 627 3772



May 9, 2025

Dot Haight
Building Department
Borough of Demarest
118 Serpentine Road
Demarest, NJ 07627

592 Piermont Road
Block 84.10, Lot 12
Borough of Demarest, Bergen County, NJ
Soil Moving Application Review #3- Proposed Dwelling & Pool
Colliers Engineering & Design Project No. DEP0222

Dear Ms. Haight,

Pursuant to your request, our office has reviewed the following plans and other documents filed by the Applicant in support of a soil moving application in relation to the construction a new two-story dwelling, in ground pool, fencing, walkway, retaining wall, circular macadam driveway, ADA sidewalks & ramps, drainage improvements, and other related improvements on the property:

- a) Site plans consisting of four (4) sheets, prepared by Thomas F. Graham, P.E, of Dykstra Walker Design Group, dated February 17, 2025, **last revised April 30, 2025;**
- b) Architectural Plans consisting of twenty-two (22) sheets, prepared and signed by Robert E. Zampolin AIA, of Zampolin & Associates Architects, dated February 19,2025 last revised February 27, 2025, **last revised April 30, 2025;**
- c) Bonding estimate prepared by Thomas F. Graham, P.E, of Dykstra Walker Design Group, dated February 18, 2025;
- d) Soil Moving Application for the subject property, signed and dated February 20, 2025;
- e) **Response letter prepared by Thomas F. Graham, P.E, of Dykstra Walker Design Group, dated May 2, 2025;**
- f) **Letter from Bergen County Department of Planning and Engineering prepared and signed by Eric V. Timsak, dated April 2, 2025.**

After our review of these documents, we offer the following comments in this matter for ease of reference updated comments are in **bold**:

General

1. The Applicant/Owner in this matter is:

Peter Ghazzawi
32 Thistle Drive
Paramus, NJ 07652

- The Applicant/Owner shall notify the Borough of Demarest Building Department of any changes to the above information.
2. The site is currently occupied by an existing two-story dwelling, wood deck, macadam driveway, garden and other related improvements which are to be demolished. The Applicant is proposing to construct a new two-story dwelling, in ground pool, fencing, walkway, retaining wall, circular macadam driveway, ADA sidewalk & ramp, drainage improvements, and other related improvements on the property.
 3. The project site is located in the Residence B Zone according to the Borough of Demarest Zoning Map, where the construction of a single-family dwelling is permitted.
 4. The project site is a rectangular shaped parcel consisting of 33,380 SF. The property is located between Everett Road and Orchard Road and has frontage along Piermont Road. Under proposed conditions, driveway access is provided on Piermont Road with the front of the dwelling facing Piermont. The property is located in Zone X (Areas outside the 0.2% chance annual floodplain) according to the FIRM map.
 5. The existing improved lot coverage indicated on the plans is 5,877 SF (17.6%) The proposed improved coverage is calculated to be 9,949 SF (29.8%) where a maximum of 30% is permitted in this zone. The net increase in coverage is 4,072 SF.

Site Plan

6. The Applicant is proposing four (4) precast concrete drywells to collect and store stormwater runoff on the property. We offer the following comments related to drainage design:
 - a. The Applicant has provided design calculations for each of the four drywell systems. We take no exception to the calculations but note the following:
 - i. Drywell 1 has a tributary drainage area of 1,748 SF.
 - ii. Drywell 2 has a tributary drainage area of 1,122 SF.
 - iii. Drywell 3 has a tributary drainage area of 1,154 SF.
 - iv. Drywell 4 has a tributary drainage area of 1,040 SF.
 - b. The plans do not indicate which drywell is designates as drywell 1, 2, 3, or 4. The plans should be revised to clarify. Additionally, a drainage area map for each drywell should be provided. *The plans have been revised to designate the drywells as numbers 1 through 4 and the associated drainage areas. Comment addressed.*
 - c. The callout for the drywell on sheet 2 (Grading Plan) in the northwest corner says "2 proposed 1,000-gallon drywells where one is shown, and one is indicated in the design calculations. This discrepancy should be eliminated. *This comment has been addressed.*
 - d. The Applicant shall be made aware that soil testing is required at the location of the proposed seepage pits. Soil testing should include the elevation of the Seasonal High-Water Table (SHWT) and the percolation rate of the soil. It shall be confirmed that the bottom of the seepage pit is at least two (2) feet above the SHWT. It is suggested that soil testing be performed before installation of the seepage pits. *Continuing comment.*

- e. The Applicant has provided an at-grade manhole cover for future maintenance in the seepage pit detail. We take no exception.
 - f. The Engineer shall be notified to inspect the seepage pit system prior to backfilling.
7. We offer the following comments related to the proposed grading:
 - a. Existing grades on site range from approximately 78 in the Northwestern corner of the property to approximately 71 in the Southern corner. Stormwater flows generally from north to south under existing conditions.
 - b. Under proposed conditions, the applicant is raising the grade around the dwelling. The maximum change in grade is approximately 5 feet adjacent to the area where the proposed deck is shown. Most areas around the perimeter of the dwelling show increases in grade from 1 to 2 feet. Stormwater will flow away from the dwelling in a mostly perpendicular fashion and then tie into existing grades and drainage patterns.
 - c. Grades should not be altered by more than one foot in areas within the drip line of any trees to remain.
8. The Applicant is proposing to install an approximate 4.7ft high (max) block modular wall in the southwestern side yard area at a stairwell entrance to the dwelling. The Applicant should confirm that modular block is the correct wall type for this area and not concrete. The applicant should also provide an engineer's certification for any retaining wall greater than four feet in height. *The plans have been revised to indicate a concrete wall. However, the only retaining wall detail provided is a modular block type wall. The Applicant shall provide a detail of the concrete wall. In addition, its noted that wall will have a max height of 7.7 ft. The site plan notes a certification will be required for walls greater than four feet in height. The certification should be provided by the Applicant's engineer prior to the issuance of permits. The wall detail has been updated to show a concrete wall. The Applicant should be aware that certifications should still be provided prior to issuance of permits.*
9. We note that Piermont Road is a County roadway. The Applicant is proposing several improvements within County ROW including new curb cuts, curb, sidewalk, ADA ramps, and utility connections. The Applicant shall provide written approval from the County for these improvements before any soil movement permit can be recommended. *Continuing comment. A note to this effect has been added to the site plan. The Applicant has provided a letter demonstrating County approval dated April 2,2025. The Applicant should abide by all conditions of approval noted.*
10. The Applicant should provide a fencing detail for the proposed fencing. *Comment addressed.*
11. The definition provided on sheet 2 of the site plans for building height is incorrect. Footnote D in the limiting schedule indicates "Measured from the average natural grade around the perimeter of the proposed structure. No more than 50% of the roof area shall exceed the specified average height. The building height calculations shall be revised to include spot shots of the natural grade around the perimeter of the building. If the building height needs to be revised for compliance

with the ordinance, both engineering and architectural plans should be updated accordingly. **The calculations have been revised as requested. The calculations indicate an average grade elevation of 74.5, a midpoint of roof elevation of 104.5 and a peak elevation of 109.5. We offer the following comments:**

- a. A foundation location survey shall be submitted and reviewed to confirm compliance with the elevations shown on the approved plans prior to backfilling. *A note to this effect has been added to the site plan.*
 - b. *The calculations show a first-floor elevation of 77.6, a first floor to midpoint distance of 27 feet which should equate to a midpoint roof elevation of 104.6 where the plans say 104.5. It should be noted that this would equate to a building height of 30.1 feet which is in excess of the district maximum.*
 - c. *The roof peak elevation has been lowered from 112.2 to 109.5 according to the site plans. No revised architectural plans have been provided to account for this change. Revised architectural plans shall be provided for review. **Comment addressed. Revised architectural plans have been submitted indicating building elevations that indicate a peak elevation of 109.5 ft, midpoint of 104.5 ft and average grade of 74.5 which is consistent with the site plans. Comment addressed.***
12. Several callouts on the site plan appear to overlap by the site plan features and various labels, such as the wall elevations and proposed fencing in the front of the property. It is recommended for the applicant to review the callouts and label to make them more legible to adequately determine the proposed features, dimensions etc. *Comment addressed.*
13. The Applicant has designated eleven (10) trees for removal. Sheet 4 of the site plans indicates a total of 13 trees proposed to satisfy mitigation requirements. We defer to the Shade Tree Commission for final comment and approval of any removal and/or replacement trees. *Continuing comment.*
14. An as-built survey with a coverage breakdown will be required prior to the issuance of a C.O.

Soil Moving Application

15. The soil moving application indicates approximately 410 CY of soil to be moved to construct the proposed improvements.
16. The Applicant will require a soil moving permit in accordance with Chapter 147 (§147-1) of the Borough Ordinance as the posted values of soil movement are greater than 250 cubic yards. As a result, the following provisions apply:
- a. As per Borough Ordinance Section 147-7, the Applicant shall move the soil, in accordance with the soil permit, under the supervision of the Building Inspector and Borough Engineer and shall pay a reasonable fee for such services in the amount determined by the Mayor and Council.

- b. As per Borough Ordinance Section 147-8, the owner of the premises or the person in charge of relocation of the soil, when permission has been duly granted, shall not take away the top layer of soil for a depth of eight inches, but such top layer of soil to a depth of eight inches shall be set aside for retention on the premises and shall be respread over the premises when the rest of the soil has been moved pursuant to levels of contour lines approved by the Mayor and Council of the Borough of Demarest.
- c. As per Borough Ordinance Section 147-9, no permission or soil permit shall be issued unless and until the Applicant therefore shall have filed with the Borough of Demarest a performance bond, in form, amount and surety acceptable to the Borough of Demarest, conditioned upon full and faithful performance of the soil's being moved in accordance with the provisions of the Borough's Soil Moving Ordinance and permission of the Mayor and Council granted pursuant hereto.
- a. An engineer's cost estimate has been submitted by the Applicant to determine the performance guaranty to be submitted to the Borough. The cost estimate for bonding should include all cost associated with soil erosion and sediment control measures, seepage pit installation, drainage structures / piping, and soil moving (on-site and export).

The Applicant has provided a cost estimate totaling \$48,725.00. We have reviewed the estimate and take no exception. Pursuant to Ordinance Chapter 147, the following shall be provided for the performance guarantee and engineering escrow:

- **Performance Guarantee (120%): \$58,470.00**
- **Engineering Escrow (5%): \$2,923.50**

Miscellaneous

- 17. The Applicant is responsible for procuring all applicable federal, state, and county approvals necessary to complete the proposed improvements.
- 18. If drainage issues arise during or after construction, the Applicant will be responsible for remedying any drainage issues caused by the proposed construction and/or demolition activities. In addition, water runoff directed to neighboring properties is prohibited. If stormwater runoff does adversely impact neighboring properties, the Applicant will be responsible for remedying that situation at no additional cost to the Borough.
- 19. Sediment shall be removed from the upstream face of the silt fence when it has reached a depth of ½ the silt fence height or when the silt fence is leaning or buckling from the collected sediment and debris. Silt fence shall be inspected daily for signs of deterioration and sediment removal. When damaged, the silt fence shall be repaired or replaced immediately. Soil erosion and sediment control measures, including silt fence, shall be installed prior to the start of construction.

20. The Applicant should place a silt fence downgrade on all areas where the existing ground disturbance will occur. In addition, the disturbed areas must be stabilized with seed and straw as soon as construction is completed. These recommendations/requirements are made to prevent sediment-laden water from entering municipal streets and neighboring properties.
21. The Applicant will inevitably mobilize construction equipment and/or will have deliveries of material from the Borough Right-of-Way, which could damage municipal infrastructure. Therefore, the Applicant will be responsible for any damages to the curb, sidewalk, drainage infrastructure, and/or pavement in the Borough's Right-of-Way.
22. A signed and sealed "As-Built" site plan should be submitted as a requirement for this office to "sign off" on the issuance of the Certificate of Occupancy (C.O.). The "As-Built" should accurately show site features, including grading, spot elevations, coverage quantities, etc.

Our office has reviewed the application, and based on the above, this office ***does recommend*** permits be issued at this time **contingent on the Applicant providing the requested engineer's certification for the retaining wall as described in comment #8 of this letter.**

Should you have any questions, you may contact me at (201) 775-1283.

Sincerely,

Colliers Engineering & Design



Nick Chelius, P.E.
Borough Engineer

CC: Kevin Burnette, Construction Code Official (via e-mail)
Thomas F. Graham, P.E, Applicant's Engineer (tgraham@dykstrawalker.com)
Robert E. Zampolin AIA, Applicant's Architect (bob@zampolin.com)
Peter Ghazzawi, Applicant (peter.ghazzawij@gmail.com)

DYKSTRA WALKER DESIGN GROUP

ENGINEERING, ENVIRONMENTAL SERVICES, PLANNING, SURVEYING

ENGINEER'S ESTIMATE

FOR

Ghazzawi Residence
#592 Piermont Road

Borough of Demarest, Bergen County

DWDG No. 24115
DATE: 2025-02-18

| ITEM NO. | DESCRIPTION | UNIT | QUANTITY | UNIT PRICE | AMOUNT |
|---|--|------|----------|-----------------|--------------------|
| Site Grading/Soil Movement | | | | | |
| 1 | Site Clearing | Acre | 0.6 | \$8,000.00 | 4,800.00 |
| 2 | Topsoil Stripping and Stockpiling | CY | 480 | \$10.00 | 4,000.00 |
| 3 | Site Excavation and Backfill | CY | 1,260 | \$10.00 | 6,750.00 |
| 4 | Soil Export | CY | 410 | \$8.00 | 600.00 |
| | | | | SUBTOTAL | \$16,150.00 |
| Site Drainage | | | | | |
| 5 | 4" Diameter Leaderdrain Connecting Pipe Incl Excavation and Backfill | LF | 220 | \$15.00 | \$3,300.00 |
| 6 | 1,000 Gallon Drywell with stone | Each | 4 | \$4,500.00 | \$18,000.00 |
| | | | | SUBTOTAL | \$21,300.00 |
| Soil Erosion and Sediment Control | | | | | |
| 7 | Silt Fence | LF | 650 | \$3.50 | \$2,275.00 |
| 8 | Topsoil, Fertilizing, Seeding & Mulch | SY | 1800 | \$5.00 | 9,000.00 |
| | | | | SUBTOTAL | \$11,275.00 |
| ESTIMATED TOTAL COST OF IMPROVEMENTS | | | | | \$48,725.00 |



Thomas F. Graham, P.E.
Professional Engineer

New Jersey License No. 24GE3788100

This estimate has been prepared for bonding purposes in conjunction with a soil movement permit and is based on plans titled "Lot Redevelopment Plan Ghazzawi Residence, Block 84.110, Lot 12, #592 Piermont Road, Borough of Demarest, Bergen County, New Jersey" prepared by Dykstra Walker Design Group dated February 17, 2025. The construction costs are subject to change. This estimate does not include rock excavation, select fill, temporary or permanent sheeting, or dewatering or any items that may be encountered during the construction process due to subsurface conditions as may be encountered during the construction process.