

**Resolution of the Demarest Governing Body**

**Resolution No. 158-25**

**September 8, 2025**

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

**TITLE: RESOLUTION APPROVING SOIL MOVING PERMIT FOR 64  
PRESCOTT ST.**

=====

**BE IT RESOLVED** by the Borough Council of the Borough of Demarest that the Soil Moving Application and Soil Erosion Control Plan for 64 Prescott St., Block 28, Lot 4 prepared by Mark S. Martins P.E., is hereby approved subject to the following conditions:

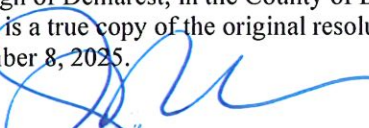
1. No topsoil shall be removed from the site.
2. The applicant shall indicate the location to which excess soil will be exported.
3. The applicant shall indicate the route of travel within the Borough.
4. The applicant shall provide for the cleaning of the streets used in the route of travel within the 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 \$1,265.50
9. for inspection services of the Borough Engineer.
10. The applicant shall provide a performance guarantee to the Borough in the amount of \$29,436.00

APPROVED:

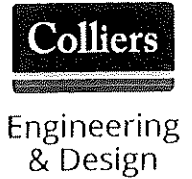
  
 \_\_\_\_\_  
 Brian Bernstein, Mayor

**CERTIFICATION**

I, Julie Falkenstern, Registered Municipal 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 September 8, 2025.

  
 \_\_\_\_\_  
 Julie Falkenstern, RMC

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



August 26, 2025

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

64 Prescott Street  
Block 28, Lot 4  
Borough of Demarest, Bergen County, NJ  
Soil Moving Application **Review #2** - Dwelling  
Colliers Engineering & Design Project No. DEP0235

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 of a two-story dwelling, two car garage, rear paver patio, paver driveway, drainage improvements, and other related appurtenances on the property:

- a) Site plans consisting of two (2) sheets, prepared and signed by Mark S. Martins P.E., of Mark Martins Engineering LLC, July 15, 2025, **last revised August 22, 2025;**
- b) Architectural Plans consisting of twenty-three (23) sheets prepared by Zampolin & Associates Architects, dated July 24, 2025;
- c) Bonding estimate prepared by Mark Martins PE, of Mark Martins Engineering LLC, dated July 28, 2025;
- d) Soil Moving Application for the subject property, signed and dated July 28, 2025;
- e) **Drainage calculations prepared by Mark Martins PE, of Mark Martins Engineering LLC, dated July 12, 2025.**

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

**General**

1. The Applicant/Owner in this matter is:

M&M Holdings II LLC  
64 Prescott Street  
Demarest, NJ 07627

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 a 1-story frame dwelling, Macadam driveway, garage and other related appurtenances.
3. The project site is located in the Residence D Zone according to the Borough of Demarest Zoning Map.
4. The property is located north of Hardenburgh Ave with frontage along Prescott Street. The property is located in Zone X (Areas outside the 0.2% chance annual floodplain) according to the FIRM map.

#### Site Plan

5. The survey referenced on the site plan or an existing conditions plan should be provided for review. **Comment remains outstanding. The survey should be provided to the Building department.**
6. The existing improved coverage as calculated on the site plan is 3180.90 SF (28.77%). The Applicant is proposing to decrease the improved coverage to 3,176.7 SF (28.73%) a net decrease of 4.2 SF.
7. The Applicant is proposing two (2) drywell chambers to collect and store stormwater runoff on the property. We offer the following comments related to drainage design:
  - a. The Applicant should provide drainage calculations in support of the proposed drainage system. **The Applicant has provided design calculations which indicate approximately 2,111 SF of roof area collected and conveyed to the proposed drywell. Drainage calculations are provided under separate cover. We have reviewed the calculations and take no exception.**
  - b. 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 chamber 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.**
  - c. The Applicant has provided an at-grade manhole cover for future maintenance in the drywell detail.
  - d. The Engineer shall be notified to inspect the seepage pit system prior to backfilling. **Continuing comment.**
8. We offer the following comments related to the proposed grading:
  - a. Existing grades on site range from 80 at the east of the property to 85 along the north of the property. Stormwater flows generally from the east to west under existing conditions.
  - b. Grading changes depicted are minimal. If any changes in grades are desired beyond what is represented on the site plan, an updated grading plan should be submitted for review and approval.
  - c. Grades should not be altered by more than one foot in areas within the drip line of any trees to remain.
9. The detail sheet shows a proposed retaining wall. It's unclear from the site plan the location of the proposed retaining wall. The location of the wall should be shown on the site or the construction details removed. **The retaining wall detail has been removed from the site plan. Comment addressed.**

### Soil Moving Application

10. The soil moving application indicates approximately 653 CY of cut and 31 CY of fill and net export of 622 CY to move to construct the proposed improvements.
11. 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).
      - i. The Applicant has provided a cost estimate totaling \$24,530.00. 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%): \$29,436.00
        - Engineering Escrow: \$1,2265.50

### Miscellaneous

12. The Applicant is responsible for procuring all applicable federal, state, and county approvals necessary to complete the proposed improvements.
13. 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.

14. Sediment shall be removed from the upstream face of the silt fence when it has reached a depth of  $\frac{1}{2}$  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.
15. 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.
16. 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.
17. 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.

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

Sincerely,

Colliers Engineering & Design



Nick Chelius, P.E., C.M.E.  
Borough Engineer

CC: Michael Greco, Zoning Officer (via e-mail)  
M&M Holdings II LLC, Applicant, (via mail)  
Mark Martins, Applicant's Engineer (via e-mail)