

APPLICATION CONTACT SHEET

BOROUGH OF DEMAREST

Joint Planning Board

118 Serpentine Road, Demarest, NJ 07627



Applicant

Name: Barbara and Martin Vitale
c/o Matthew G. Capizzi, Esq. Relation to Owner: Applicant is the Owner

Phone: 201-266-8300 Email: matthew@capizzilaw.com Block: 121 Lot: 7

Address: 205 Fairview Avenue City: Westwood State: NJ Zip: 07675

Property Owner same as Applicant

Name: Same as Applicant

Phone: _____ Email: _____

Address: _____ City: _____ State: _____ Zip: _____

Attorney applicant representing Self.

Name: Matthew G. Capizzi, Esq. Office: Capizzi Law Offices

Phone: 201-266-8300 Email: matthew@capizzilaw.com

Address: 205 Fairview Avenue City: Westwood State: NJ Zip: 07675

Engineer

Name: Michael E. Dipple, P.E. Office: L2A Land Design, LLC

Phone: 201-227-0300 Email: mdipple@l2alanddesign.com

Address: 66 Grand Avenue, 2nd Floor City: Englewood State: NJ Zip: 07631

Architect

Name: Jose I. Carballo, R.A., P.P. Office: Jose Carballo Architecture P.C.

Phone: 201-678-1201 Email: email@jcarballo.com

Address: 171 Main Street, Suite 301 City: Hackensack State: NJ Zip: 07601

Other Professional or Expert

Name: David Spatz, P.P. Office: Community Housing & Planning Assoc.

Phone: 201-564-7978 Email: dauidspatz@optimum.net

Address: 60 Friend Terrace City: Harrington Park State: NJ Zip: 07640

To Whom should correspondences be sent?

Applicant Property Owner Attorney Engineer Architect Other _____

VARIANCE APPLICATION

BOROUGH OF DEMAREST

Joint Planning Board

118 Serpentine Road, Demarest, NJ 07627



File No: _____

Date Filed: _____

Date of Hearing: _____

Disposition: _____

To The Joint Planning Board:

Application is hereby made for a variation from the requirements of Section(s)

N.J.S.A. 40:55d-70 ____ of Chapter 175 (Zoning Ordinance) ____ to construct the following:

The Applicant seeks to construct a one-story addition along the rear portion of the dwelling at the Property.

OR

To use an existing structure in the following manner:

Single-family residence.

The location of the property is at: (Street Address) 8 Glenwood Avenue, Demarest NJ

Designated as Block 121 and Lot 7 on the Assessment Map.

The reason this new construction or this new use is desired is:

Date present owner acquired title to property See attached Property Deed.

Applicant:

Owner:

Barbara and Martin Vitale
Name: c/o Matthew G. Capizzi, Esq.

Name: Same as Applicant

Address: 205 Fairview Avenue, Westwood NJ 07675

Address: _____

Phone #: 201-266-8300

Phone #: _____

Signature: _____

Signature: _____

The owner and/or applicant will be represented at the Public Hearing by:

Name: Matthew G. Capizzi, Esq.

Address: 205 Fairview Avenue, Westwood NJ 07675

Phone #: 201-266-8300

Signature: _____

**PLEASE NOTE:
THE APPLICANT OR THEIR REPRESENTATIVE MUST PERSONALLY ATTEND THE HEARING**

DESCRIPTION OF THE PROPERTY

Address: 8 Glenwood Avenue, Demarest NJ Zone: R-D Block: 121 Lot(s): 7

Existing Buildings: Include ALL accessory buildings, structures, garage, shed, swimming pool, deck, patio, and tennis court (etc.)

SETBACKS:

REQUIRED	EXISTING (closest point)	APPLICATION PROPOSED (closest point)
<u>25'</u> feet to front yard line	<u>24.90</u> feet	<u>24.90</u> feet
<u>30'</u> feet to rear yard line	<u>44.40</u> feet	<u>30.00</u> feet
<u>10'</u> feet to closest side yard (lot) Right	<u>11.41</u> feet	<u>8.36</u> feet
<u>10'</u> feet to closest side yard (lot) Left	<u>27.77</u> feet	<u>27.67</u> feet

Required Lot Size: 10,000 square feet Existing Lot Size: 10,179 square feet

Fill in the following *Proposed Net Totals* from your worksheet: (entire table must be completed)

IMPROVED LOT COVERAGE:		
Maximum % for principal residence, vehicle access & parking	Permitted <u>2,500</u> sq. ft.	<u>25</u> %
	Proposed <u>3,449.52</u> sq. ft.	<u>33.89</u> %
Maximum total improved lot coverage %	Permitted <u>3,000</u> sq. ft.	<u>30</u> %
	Proposed <u>3,664.52</u> sq. ft.	<u>36.00</u> %
BUILDING COVERAGE:		
	Permitted <u>2,000</u> sq. ft.	<u>20</u> %
	Proposed <u>2,816.43</u> sq. ft.	<u>27.67</u> %
MAXIMUM LIVING AREA (FAR)		
	Permitted <u>3,000</u> sq. ft.	<u>30</u> %
	Proposed <u>4,195.80</u> sq. ft.	<u>41.22</u> %

Variance Requested: Check Applicable Box(es):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Front - ENC | <input checked="" type="checkbox"/> Improved Coverage |
| <input checked="" type="checkbox"/> Side (lot) | <input checked="" type="checkbox"/> Maximum Living Area/ FAR (D variance) |
| <input type="checkbox"/> Side (street -corner lot) | <input type="checkbox"/> Use (D variance) |
| <input type="checkbox"/> Rear | |
| <input checked="" type="checkbox"/> Building Coverage | <input checked="" type="checkbox"/> Other: Residential and Parking Coverage |

Present use of buildings on the property is:
Single-family residence.

Describe deed restrictions or easements on property if any; these include but are not limited to storm drains, sidewalk, open space, streams, brooks, etc.:

Character of buildings within the 200-foot property line (i.e., residential, commercial, etc.)
Residential

Is (a) lot, (b) present building or (c) use of lot or buildings now non-conforming to the Demarest Zoning Ordinance or other Demarest Ordinances? If so, please describe:

Minimum Front Yard Setback

Has a variance been previously granted on this property? No. If so, when? _____

Please describe _____

Has a variance on this property previously been denied? No. If so, when? _____

Please describe? _____

See attached Coverage Breakdown dated 12/18/2025 prepared by Michael E. Dipple, P.E.

IMPROVED COVERAGE CALCULATIONS:

Definition: A material that prevents absorption of storm water into the ground. Michael E. Dipple, P.E.

Address:	8 Glenwood Avenue, Demarest NJ 07627		
Zone:	R-D		
Size of Lot:	10,179 SF		
Required Square Footage:	10,000 SF		
Permitted Total Improved Coverage	<u>3,000</u>	Sq. Ft.	<u>30</u> %
Permitted Improved Coverage: Principal Residence, Vehicle Access & Parking	<u>2,500</u>	Sq. Ft.	<u>25%</u>

See attached Coverage Breakdown dated 12/18/2025 prepared by Michael E. Dipple, P.E.

<u>A. EXISTING</u>	<u>SQ. FT</u>	Check if to be Demolished	<u>B. PROPOSED</u>	<u>SQ. FT</u>
house	_____	<input type="checkbox"/>	house	_____
Garage	_____	<input type="checkbox"/>	Garage	_____
Patio	_____	<input type="checkbox"/>	Patio	_____
Deck	_____	<input type="checkbox"/>	Deck	_____
Shed	_____	<input type="checkbox"/>	Shed	_____
Swimming Pool	_____	<input type="checkbox"/>	Swimming Pool	_____
Tennis Court	_____	<input type="checkbox"/>	Tennis Court	_____
Driveway	_____	<input type="checkbox"/>	Driveway	_____
Front Walkway	_____	<input type="checkbox"/>	Front Walkway	_____
Side Walkway	_____	<input type="checkbox"/>	Side Walkway	_____
Rear Walkway	_____	<input type="checkbox"/>	Rear Walkway	_____
Other	_____	<input type="checkbox"/>	Other	_____

Existing Improved Coverage _____ Sq. Ft. _____ %

Proposed New Improved Coverage _____ Sq. Ft. _____ %

Total Improved Coverage (A + B) = _____ Sq. Ft. _____ %

See attached Coverage Breakdown

BUILDING COVERAGE (Footprint) CALCULATIONS: dated 12/18/2025 prepared by
Michael E. Dipple, P.E.

Coverage, Maximum – The percentage of the plot or lot area covered by the principal building and the accessory use building(s) and/or structure(s).

Address:	8 Glenwood Avenue, Demarest NJ 07627
Zone:	R-D
Size of Lot:	10,179 SF
Required:	10,000 SF
Permitted Coverage	<u>20</u> % <u>2,000</u> Sq. Ft.

A. EXISTING:

Check if to be demolished

House _____ Sq. Ft.

Garage _____ Sq. Ft.

Shed _____ Sq. Ft.

Other _____ Sq. Ft.

EXISTING NET COVERAGE: _____ Sq. Ft. (_____ %)

B. PROPOSED:

New House _____ Sq. Ft.

Addition _____ Sq. Ft.

Garage _____ Sq. Ft.

Shed _____ Sq. Ft.

Other _____ Sq. Ft.

PROPOSED NEW COVERAGE: _____ Sq. Ft. (_____ %)

TOTAL BUILDING COVERAGE (A + B): _____ Sq. Ft. (_____ %)

FLOOR AREA RATIO CALCULATIONS (Livable Floor Area)

The aggregate of all floors included within the outer walls of the building, excluding basements, garages and other unheated areas and including only such floor area under a sloping ceiling for which the headroom is not less than five (5) feet six (6) inches and then only if at least seventy-five percent (75%) of such floor area has a ceiling height of net less than seven (7) feet, six (6) inches and if any such floor that is situated above another story has access to the floor by a permanent, built-in stairway and has a permanent complete floor and a means of heating to seventy-five degrees Fahrenheit (75F) at all times.

Address:	8 Glenwood Avenue, Demarest NJ 07627
Zone:	R-D
Size of Lot:	10,179 SF
Square Foot REQUIRED:	10,000 SF
Permitted Livable Area	3,000 Sq. Ft. 30 %

A. EXISTING:

Check if to be demolished

House _____ Sq. Ft.

Heated Attic _____ Sq. Ft.

Other _____ Sq. Ft.

EXISTING NET LIVABLE AREA: _____ Sq. Ft. _____ %

B. PROPOSED:

New House _____ Sq. Ft.

Addition _____ Sq. Ft.

Heated Attic _____ Sq. Ft.

Other _____ Sq. Ft.

PROPOSED LIVABLE AREA: _____ Sq. Ft. _____ %

TOTAL LIVABLE AREA (A + B): _____ Sq. Ft. _____ %



December 18, 2025

Capizzi Law Offices
 205 Fairview Avenue
 Westwood, NJ 07675

Re: Single Family Residential Addition
 8 Glenwood Avenue
 Borough of Demarest, Bergen County, NJ

The applicant is proposing a one-story addition on a residential dwelling located at 8 Glenwood Avenue in the Borough of Demarest, Bergen County.

LOT ZONE: R-D (SINGLE-FAMILY RESIDENTIAL)
 LOT SIZE: 10,179 SQ. FT.
 REQUIRED LOT SIZE: 10,000 SQ. FT.

IMPROVED LOT COVERAGE

IMPERVIOUS AREA	EXISTING (SQ. FT.)	PROPOSED (SQ. FT.)
EXISTING DWELLING	1,609.56	1,609.56
PROPOSED ADDITION	N/A	1,206.87
WALKWAY	270.09	215.00
DRIVEWAY	633.09	633.09
DECK	213.63	N/A

TOTAL EXISTING IMPROVED COVERAGE = **2,726.37 SQ. FT. (26.78%)**
 TOTAL PROPOSED IMPROVED COVERAGE = **3,664.52 SQ. FT. (36.00%)**
 ΔIMPROVED COVERAGE = **+938.15 SQ. FT.**
 MAXIMUM IMPROVED LOT COVERAGE PERMITTED: **30%**

§175-27 IMPROVED LOT COVERAGE - The part of the site that is covered by buildings or accessory buildings; impervious or pervious tennis courts, basketball courts, decks, swimming pool decks, patios, firepits, hot tubs or other recreational structures or improvements; impervious or pervious parking areas, driveways, walls, walkways, pavers or similar improvements; and any other structures or impervious surfaces. Total improved lot coverage shall not exceed 30% of the lot area. The percentage of the lot to be used for the principal residential use and all vehicle access and parking areas shall be not greater than 25%. Any portion of the 30% of lot coverage not devoted to the residence proper, parking and vehicular access may be used for outdoor appurtenances such as patio, deck, swimming pool or other recreational uses. This limitation shall apply to all residential districts and zones regulating single-family homes.

BUILDING COVERAGE

	EXISTING		PROPOSED	
	SQ. FT.	PERCENTAGE	SQ. FT.	PERCENTAGE
EXISTING DWELLING	1,609.56 SQ. FT.	15.81%	1,609.56 SQ. FT.	15.81%
PROPOSED ADDITION	N/A	N/A	1,206.87 SQ. FT.	11.86%

TOTAL EXISTING BUILDING COVERAGE = **1,609.56 SQ. FT. (15.81%)**
 TOTAL PROPOSED BUILDING COVERAGE = **2,816.43 SQ. FT. (27.67%)**
 ΔIMPROVED COVERAGE = **1,206.87 SQ. FT.**

MAXIMUM BUILDING COVERAGE PERMITTED: 20%

RESIDENTIAL & PARKING COVERAGE

IMPERVIOUS AREA	EXISTING (SQ. FT.)	PROPOSED (SQ. FT.)
EXISTING DWELLING	1,609.56	1,609.56
PROPOSED ADDITION	N/A	1,206.87
DRIVEWAY	633.09	633.09

TOTAL EXISTING RESIDENTIAL & PARKING COVERAGE = **2,242.65 SQ. FT. (22.03%)**

TOTAL PROPOSED RESIDENTIAL & PARKING COVERAGE = **3,449.52 SQ. FT. (33.89%)**

ΔIMPROVED COVERAGE = **+1,206.87 SQ. FT.**

MAXIMUM RESIDENTIAL & PARKING COVERAGE PERMITTED: 25%

LIVEABLE FLOOR AREA

	EXISTING		PROPOSED	
	SQ. FT.	PERCENTAGE	SQ. FT.	PERCENTAGE
FIRST FLOOR	1,553.46 SQ. FT.	15.26%	2,829.41 SQ. FT.	27.50%
SECOND FLOOR	1,366.39 SQ. FT.	13.42%	1,366.39 SQ. FT.	13.42%

TOTAL EXISTING BUILDING COVERAGE = **2,919.85 SQ. FT. (28.68%)**

TOTAL PROPOSED BUILDING COVERAGE = **4,195.80 SQ. FT. (41.22%)**

ΔIMPROVED COVERAGE = **1,227.95 SQ. FT.**

MAXIMUM BUILDING COVERAGE PERMITTED: 30%

§175-27 LIVABLE FLOOR AREA—The aggregate area of all floors included within the outer walls of a building, excluding basements, garages and other unheated areas, and including only such floor area under a sloping ceiling for which the headroom is not less than five feet six inches, and then only if at least 75% of such floor area has a ceiling height of not less than seven feet six inches and if any such floor that is situated above another story has access to the floor below by a permanent built-in stairway and has a permanent, complete floor and a means of heating to 70° F. at all times