

March 30, 2026

Michael Greco, Board Secretary
Zoning Board of Adjustment
Borough of Demarest
118 Serpentine Road
Demarest, NJ 07627

8 Glenwood Avenue
Block 121, Lot 7
Borough of Demarest, Bergen, NJ
Joint Land Use Board Application County - **Engineering Review #2**
Colliers Engineering & Design Project No. DEZ0057

Dear Mr. Greco:

Pursuant to your request, our office has reviewed the following plans and other documents filed by the Applicant in support of a Variance Application. The Applicant is proposing to demolish the existing rear wooden deck & concrete pad, front paver walkway and portion of the front sidewalk and construct a rear addition, paver walkway, sidewalk improvements, drainage improvements and other related improvements.

- a) Site plans consisting of five (5) sheets, prepared and signed by Michael E. Dipple, PE, of L2A Design LLC, dated September 19, 2025; **revised March 16, 2026;**
- b) Architectural Plans consisting of ~~one (1) sheet~~ **three (3) sheets**, prepared and signed by Jose I Carballo AIA, dated September 19, 2025; **revised March 3, 2026;**
- c) Property Survey consisting of one (1) sheet, prepared and signed by Stephen P. EID, LS, dated May 23, 2025;
- d) Zoning officer denial letter, prepared and signed by Michael Greco, dated October 28, 2025;
- e) Variance Application for the subject property and attachments;
- f) **Engineers' response letter prepared by Michael E. Dipple, PE, dated March 17, 2026.**

The Property Owner/Applicant is:

Barbara and Martin Vitale
c/o Matthew Capizzi, Esq
205 Fairview Avenue
Westwood, NJ 07675

The Applicant/Owner shall notify the Borough of Demarest Zoning Board of Adjustment of any changes to the above information.

For ease of review, updated comments are provided in **bold** and previous comments related to Colliers January 5, 2026 review are shown in *italics*.

Engineering Review

I. Project Description & Location

According to the property survey, the site is currently occupied by a 2-story single-family dwelling with associated driveway, walkways, deck, garage, and other related improvements, some of which are to be demolished. The Applicant is proposing to construct a new 1 story addition on the rear of the existing dwelling, paver walkway, concrete steps, concrete sidewalk, drainage improvements and other related improvements on the property.

The property is a rectangular shaped parcel consisting of 10,179 SF. The property is located on the north side of Glenwood Ave, between County Road and Elm Place. The dwelling front faces Glenwood Avenue and driveway access is provided on Glenwood Avenue. The property is located in the residential D Zone according to the Borough Zoning Map.

The property is located in Zone X (area determined to be outside the 0.2% annual chance floodplain) as shown on the Flood Insurance Rate Map (FIRM) for the Borough of Demarest dated August 2019.

II. Zoning Requirements & List of Variances / Waivers Requested

A. Bulk Zoning Requirements:

Zone: D

Use: Single Family Residential

Description	Required	Existing	Proposed	Complies
Lot area	10,000 sf.	10,179 sf.	10,179 sf.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot Frontage	100 ft.	100 ft.	100.00 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot depth	100 ft.	100 ft.	101.22 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Front yard setback**	25 ft.	24.9 ft.	24.9 ft.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Side yard setback*	10.0 ft.	11.41 ft.	8.36 ft. 11.42 ft	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Rear yard depth	30 ft.	44.40 ft.	38.80 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Rear yard width	100 ft.	100 ft.	100 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Building Height	30 ft.	29.18 ft.	29.26 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Max Building Coverage*	20 %	15.81%	27.67 % 22.69%	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Max Livable Floor Area*	30 %	28.49%	41.22 % 35.71 %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Residential & Parking Coverage*	25 %	22.03%	33.89 % 28.82%	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Impervious Coverage*	30 %	26.78%	36.00 % 30.73 %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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N/A = not applicable
 * = variance required
 ** = pre-existing non-conformance

B. The Following Variances Appear to be Required:

1. Minimum Front Yard setback – There is a pre-existing non-conformance for front yard setback of ~~24.90 FT~~ **24.87 FT** where a minimum of 25 FT is required. No changes are proposed to the front yard setback.
2. Building Coverage – The Applicant is proposing a max building coverage of ~~2,193 SF (21.55%)~~ ~~2816.43 (27.67 %)~~ **2,309.15 (22.69%)** where the maximum of 2,035.8 SF (20%) is permitted.
 A variance is required for this condition.
3. Livable Floor Area – The Applicant is proposing a max livable floor area of ~~3,562.65 SF (35.0%)~~ ~~4,195.8 SF (41.22 %)~~ **3,634.92 SF (35.71%)** where the maximum of 3,053.7 SF (30%) is permitted.
 A variance is required for this condition.
4. Residential & Parking Coverage – The Applicant is proposing a residential & parking coverage of ~~2,826.32 SF (27.7%)~~ ~~3449.52 SF (33.89 %)~~ **2,934.03 SF (28.82%)** where the maximum of 2,544.8 SF (25%) is permitted.
 A Variance is required for this condition.
5. Improved Coverage – The Applicant is proposing improved coverage of ~~3664.52 (36.0 %)~~ **3,128.73 (30.73%)** where the maximum of 3,053.7 SF (30%) is permitted.
 A variance is required for this condition.
6. The Applicant is proposing a side yard setback on the southern side of the property of 8.36 feet where a minimum of 10 feet is required. **The side yard setback has been revised to 11.42 FT on the southern side according to the site plans. We note that the provided setback appears to exclude the overhanging aluminum fascia and soffit. The Applicant should be prepared to provide testimony and a dimension for the side yard setback including the fascia and soffit.**
7. We note that one of the proposed balconies appears to encroach into the rear yard setback. A dimension to the balcony has not been provided on the site plans. The Applicant should be prepared to provide testimony to clarify the setback to the balcony. **This condition has been removed from the plans. There is no longer a rear yard setback encroachment shown.**
 A variance may be required for this condition.

III. Engineering Review

- B. The Applicant is proposing to increase improved lot coverage from 2,725.93 SF (26.78%) to ~~3,041 SF (29.88%)~~ ~~3,664.52 SF (36.%)~~ **3,128.73 SF (30.73 %)** with a net increase in coverage of ~~315 SF~~ ~~938.6 SF~~ **354.92 SF**.
1. There is a wooden deck, stairs, AC Units and concrete landing pad in the rear of the existing dwelling which are to be removed. Existing coverage related to the improvements to be removed has not been provided. We note that the AC units do not appear to be shown on the proposed plan, and the original location is in conflict with the addition. The Applicant should provide testimony on the location of the relocated AC units and if the associated coverage is included in the improved coverage table. **The plans have been revised to show the new location of the proposed AC units with concrete pads in the rear. The coverage calcs have been updated to reflect the concrete pads.**
 2. There are an existing paver walk and stairs in the front yard area which is to be removed as part of this application. A new 215 SF paver walkway and steps are proposed in a similar location. **The paver walkway and steps have been reduced to 161.35 SF; this change has been reflected in the coverage calculations.**
 3. **The proposed basement floorplan shows several windows. The Applicant should confirm in testimony that there are no window wells proposed for any of these openings.**
- C. The Applicant is proposing one (1) precast concrete drywell in the rear yard area to collect and store stormwater runoff from what appears to be the roof area of the proposed addition. We offer the following comments related to the drainage design:
1. The Applicant has provided design calculations which indicate are based on the net increase in coverage being collected and conveyed to the proposed drywell. The Applicant has provided adequate storage to offset the net increase in improved coverage. **The roof area of the addition has been reduced to 674.2 SF from 1,206.87. The drywell has been resized to accommodate the new roof area of the addition. The Applicant should provide testimony if there are any existing drainage improvements on-site.**
 2. The proposed drywell and stone trench provide a total storage of 243.09 CF or 1,819 Gallons according to the design calculations. **The proposed drywell and stone trench has been revised to provide a total storage capacity of 203.89 CF or 1,525.19.**
 3. The Applicant should provide testimony to clarify what portion of the roof area is tributary to the proposed drywell system. While the drywell is sized appropriately to accommodate the net increase in coverage (938.6 SF) the total size of the addition is 1,206.87 SF and it is unclear if any of the existing roof area will become tributary to the proposed drywell. The Applicant should confirm in testimony that the drywell is sized appropriately to accommodate the total tributary drainage area, not just the net increase in coverage. **The plans have been revised to show the reduced roof area of the addition of 674.2 SF tributary to the drywell. The Applicant should confirm in testimony.**

4. The Applicant should provide testimony indicating where the drywell is proposed to overflow. **The Applicant has provided overflow via roof leader as shown in the detail. Testimony should be provided regarding the overflow path.**
 5. A soil test shall be provided prior to the installation of the proposed seepage pits. Soil test shall include information regarding the location of the seasonal high-water table (SHWT) and percolation rate of the soil. **Continuing comment.**
 6. The Applicant should provide an at-grade 6-inch PVC observation port cap or manhole cover for future maintenance in the seepage pit detail. **The detail has been updated to provide an at-grade 6-inch PVC observation port cap.**
 7. The Borough Engineer shall be notified to inspect the seepage pits prior to backfilling. **Continuing comment.**
- D. The Applicant should provide testimony related to the building height. The zoning table indicates an existing building height of 29.18 feet and proposed height of 29.33 feet although the addition is only one story. The applicant should clarify. **Continuing comment**
- E. The Applicant has depicted existing and proposed contours on the property. We offer the following comments related to grading:
1. Under existing conditions, the site drains from north to south. The highest point of the property is in the southeastern side where elevations are approximately 78 and the lowest point of the property is in the northwestern corner, where elevations are approximately 69.
 2. Under proposed conditions, the high and low points are generally maintained, and drainage patterns should not be substantially impacted. Proposed grading appears to be minimal.
- F. The Applicant has indicated a total soil movement of 119 CY is anticipated to complete the proposed improvements. The Applicant should be aware that any soil movement quantity in excess of 250 CY will require Mayor and Council approval pursuant to Chapter 147 of Borough Ordinance
- G. The Applicant is proposing a total of 20 trees on the property, 10 in each side yard area. The proposed trees are a mix of Arborvitae and Eastern Red Cedar.
- H. Should the Board act favorably upon this application, the Applicant is hereby made aware that drainage issues may arise during or after the proposed construction. It will be the Applicant's responsibility to remedy any drainage issues caused by the proposed improvements. In addition, water runoff directed to neighboring properties is prohibited. If runoff water does enter neighboring properties as a result of the proposed improvements, the Applicant will be responsible to remedy the situation at no cost to the Borough.

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

Sincerely,

Colliers Engineering & Design



Nick Chelius, P.E., C.M.E.
Joint Land Use Board Engineer

cc: Board Members (via Joint Land Use Board Secretary)
Matthew Capizzi, Applicant's Attorney (via email)