

January 20, 2026

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

110 County Road  
Block 91, Lot 307  
Borough of Demarest, Bergen County, NJ  
Zoning Board Application Engineering Review  
Colliers Engineering & Design Project No. DEZ0058

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 construct a new 2 story dwelling, and proposed garage. Additional improvements include a new driveway, walkways, drainage improvements and other related improvements.

- a) Site plans consisting of six (6) sheets, prepared by Robert Lee, P.E of Lumen Architectural Engineering P.C, dated August 12, 2025, last revised November 17, 2025;
- b) Topographic survey of the property consisting of one (1) sheet, prepared and signed by Steven L Koestner, PLS, of Koestner Associates, dated May 28, 2025;
- c) Stormwater calculations, prepared by Robert Lee, P.E of Lumen Architectural Engineering P.C, dated August 13, 2025;
- d) Variance Application for the subject property and attachments.

The Property Owner/Applicant is:

KNS Property Holdings LLC  
110 County Road  
Demarest, NJ 07627

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

## Engineering Review

### I. Project Description & Location

According to the site plans, the site is currently occupied by a single-family dwelling with associated driveways, walkways, and other related improvements. The Applicant is proposing demolish the existing dwelling to construct a new 2-story dwelling, with attached garage.

Additional improvements include a new driveway, walkways, drainage improvements and other related improvements.

The property is a rectangular-shaped, undersized parcel consisting of 7,500 SF located on the corner of County Road and Lake Road. The property is located in the residence C 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: R-C

Use: Single Family Residential

Description	Required	Existing	Proposed	Complies
Lot area**	15,000 sf.	7,500 sf.	7,500 sf.	<input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No
Lot Width**	100 ft.	75.0 ft.	75.0 ft.	<input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No
Lot depth	100 ft.	100.00 ft.	100.00 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Front yard setback – County Road*	35 ft.	23.87 ft.	23.87 ft.	<input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No
Front yard setback – Lake Rd*	35 ft.	26.22 ft.	26.22 ft.	<input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No
Side yard setback Abutting lot	10 ft.	13.1 ft.	13.05 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Rear yard depth	30 ft.	42.8 ft.	36.13 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Maximum Building Height	30 ft.	28 ft	28.29 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Max Building Coverage	20 %	18.8%	20.0 %	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Max. Impervious Coverage	30 %	32.30%	29.62 %	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Max. Residential & Parking Coverage*	25 %	17.9%	27.56 %	<input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No
Livable Floor Area*	30%	25.4%	33.12%	<input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No

N/A = not applicable

\* = variance required

\*\* = pre-existing non-conformance

- B. We note the following pre-existing non-conforming conditions:
  - 1. Minimum Lot Area –7,500 SF is existing where a minimum of 15,000 SF is required. The Applicant does not propose to acquire additional property to bring lot area into conformance.
  - 2. Min Lot Width – 75.0 Feet is existing where a minimum of 100 feet is required.
- C. The Applicant has requested the following variances:
  - 1. Front Yard Setback (County Road) – 23.87 Feet is existing where a minimum of 35 feet is required.
  - 2. Front Yard Setback (Lake Road) – 26.22 Feet is existing where a minimum of 35 feet is required.
  - 3. Max Residential and Parking Coverage - The Applicant is proposing a Max Residential and parking coverage of 27.56%, where a maximum of 25% is permitted.
  - 4. Max Livable Floor Area - The Applicant is proposing a max livable floor area of 33.12%, where a maximum of 30% is permitted.

### III. Technical Review

- A. The Applicant is proposing to decrease the improved lot coverage from 2,422 SF (32.3%) to 2,222 SF (29.62%) with a net decrease in coverage of 200 SF.
- B. The Applicant is proposing two (2) drywell chambers to collect and store stormwater runoff from what appears to be the roof area of the proposed addition and existing dwelling. We offer the following comments related to the drainage design:
  - 1. The Applicant has provided design calculations which indicate approximately 1,500 SF of roof area being collected and conveyed to the proposed drywells. The Applicant has provided adequate storage for this drainage area. We take no exception to the calculations provided.
  - 2. The Applicant should provide testimony indicating where the drywell is proposed to overflow.
  - 3. 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.
  - 4. The Applicant is provided an at-grade manhole cover for future maintenance in the seepage pit detail.
  - 5. The Borough Engineer shall be notified to inspect the seepage pits prior to backfilling.
- C. 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 south to north. The highest point of the property is in the southern corner where elevations are approximately 51 and the lowest point of the property is in the northern corner, where elevations are approximately 49.
  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.
- D. The Applicant has indicated a total soil movement of 44.22 CY is anticipated to complete the proposed improvements. Based on review of the proposed improvements this appears unrealistic. We note the proposed dwelling has a full basement. In addition, it appears the excavation for the seepage pit was not accounted for in the soil movement calculations. The Applicant should review and revise accordingly.
- E. 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.
- F. 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 issue 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.  
Zoning Board Engineer

CC: Board Members (via Zoning Board Secretary)  
Darlene Green, Board Planner ([darlene.green@collierseng.com](mailto:darlene.green@collierseng.com))  
KNS Property Holdings LLC, Applicant (via mail)  
Carmine Alampi, Esq. Applicant's Attorney ([calampi@alampi-law.com](mailto:calampi@alampi-law.com))