



Joint Planning Board  
 Borough of Demarest  
 118 Serpentine Road  
 Demarest, NJ 07627

Received Date:  
 Completeness Date:  
 Action by Date:

## VARIANCE APPLICATION

### Section 1: Project Summary

File No. \_\_\_\_\_

1A. Property Information	
Property Address	8 Ross Avenue, Demarest NJ
Block and Lot	B: 133 L: 42 Qual:
Zone	R-D
Principal Use	Single-family residence.

1B. Contacts		Owner	Applicant
Name	8 Ross Avenue LLC c/o Scott Nela, Member	Same as Owner	
Address	8 Ross Avenue, Demarest NJ		
Phone #	973-860-8858		
Email	snela1981@yahoo.com		

1C. "C Variances" Requested		Requested	Town Requirement
<input checked="" type="checkbox"/>	Improved Lot Coverage	34.9 %	30 %
<input checked="" type="checkbox"/>	Building Coverage	25.3 %	20 %
<input checked="" type="checkbox"/>	Residential & Parking Coverage	30.7 %	25 %
<input checked="" type="checkbox"/>	Setback-Front(s)	19.6' as to 2-story addition	25 Ft
	Setback-Rear		30 Ft
<input checked="" type="checkbox"/>	Setback-Side(s)	Minimum Left-Side Yard: 9.9' Existing/No Change	10 Ft
<input checked="" type="checkbox"/>	Other(s) - list all	Minimum Lot Width: (100' Minimum Required v. 70' Existing/No Change)	
<b>Minimum Lot Area: (10,000 SF Minimum Required v. 7,000 SF Existing/No Change)</b>			

1D. "D Variances" Requested		
<input type="checkbox"/>	D (1) – Use	
<input type="checkbox"/>	D (2) – Expansion of a Nonconforming Use	
<input type="checkbox"/>	D (3) - Conditional Use	
<input checked="" type="checkbox"/>	D (4) – FAR / Livable Floor Area	39.1 %
<input type="checkbox"/>	D (6) – Height (10ft or 10%)	Ft

#### 1E. Project Description:

The Applicant seeks to renovate and expand the existing single-family dwelling by constructing the following improvements: (1) a two-story addition on the right/easterly side of the dwelling, (2) a new driveway along the easterly side of the Property, and (3) a patio in the rear yard.



**Section 2: Zoning Analysis**

**ZONE: R-D**

<b>2A. Property Description – Including Setbacks, Frontage, Size &amp; Depth</b>				
Lot & Building Zoning	i. Required	ii. Existing	iii. Proposed	Variance Requested (Yes / No)
1. Lot Area Square Feet (sq.ft.)	<b>10,000 SF</b>	<b>7,000 SF</b>	<b>7,000 SF</b>	<b>Yes.</b>
2. Lot Frontage	<b>100'</b>	<b>70'</b>	<b>70'</b>	<b>No - ENC</b>
3. Lot Depth	<b>100'</b>	<b>100'</b>	<b>100'</b>	<b>No.</b>
4. Setback-Front Yard	<b>25'</b>	<b>15.0'</b>	<b>19.6' to 2-story addition</b>	<b>Yes.</b>
5. Setback-Front Yard 2 (if applicable)	<b>N/A</b>			
6. Setback-Rear Yard	<b>30'</b>	<b>44.2'</b>	<b>44.0'</b>	<b>No.</b>
7. Setback-Side Yard (Left)	<b>10'</b>	<b>9.9'</b>	<b>9.9'</b>	<b>No - ENC</b>
8. Setback-Side Yard (Right)	<b>10'</b>	<b>35.9'</b>	<b>35.9'</b>	<b>No.</b>
9. Principal Building Height	<b>30'</b>	<b>26.4'</b>	<b>26.4'</b>	<b>No.</b>

<b>2B. Maximum Coverages – Including Building, Livable Floor Area, Lot Coverage and Building + Parking</b>				
Maximum Permitted	i. Required	ii. Existing	iii. Proposed	Variance Requested (Yes / No)
1a. Building Coverage (%)	<b>20%</b>	<b>16.2%</b>	<b>25.3%</b>	<b>Yes.</b>
1b. Building Coverage (sf)		<b>1,133 SF</b>	<b>1,771 SF</b>	<b>Yes.</b>
2a. Livable Floor Area (%)	<b>30%</b>	<b>22.6%</b>	<b>39.1%</b>	<b>Yes.</b>
2b. Livable Floor Area (sf)		<b>1,582 SF</b>	<b>2,737 SF</b>	<b>Yes.</b>
3a. Improved Lot Coverage (%)	<b>30%</b>	<b>30.9%</b>	<b>34.9%</b>	<b>Yes.</b>
3b. Improved Lot Coverage (sf)		<b>2,160 SF</b>	<b>2,446 SF</b>	<b>Yes.</b>
4a. Residential & Parking (%)	<b>25%</b>	<b>27.3%</b>	<b>30.7%</b>	<b>Yes.</b>
4b. Residential & Parking (sf)		<b>1,912 SF</b>	<b>2,152 SF</b>	<b>Yes.</b>

<b>2C. Livable Floor Area Summary</b>						
	Floor 1	Floor 2	Floor 3	Basement*	Other	Other
Total Square Feet (sq.ft.)						
Total Sq. Ft	<b>1,582 SF</b>					
Percentage of Lot (%)	<b>22.6%</b>					
						<b>Proposed: Total Sq. Ft.: 2,737 SF Percentage of Lot (%): 39.1%</b>

\*Include basement in the calculations only if 30% or more of your basement is above the average grade (an average of a natural grade adjacent to the perimeter of a building measured at points ten (10) feet apart starting at the lowest elevation) \*\*



### Section 3. Accessory Calculations

- A. **Improved Lot Coverage:** The part of the site that is covered by buildings or accessory buildings; impervious or pervious surfaces; and any other structures or impervious surfaces.
- B. **Building Coverage:** The percentage of the plot or lot area covered by the principal building and accessory building(s).
- C. **Setback(s):** The required distance between a building or structure and a property line.
- D. **Floor Area Ratio (FAR) / 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.

Square Feet (sq.ft.)	3A. Improved Lot Coverage		3B. Building Coverage		3C. Side Set Back	3C. Rear Set Back
	Existing	Proposed	Existing	Proposed	Proposed	Proposed
Building	1,133 SF	1,771 SF	1,133 SF	1,771 SF		
Detached Garage						
Driveway	738 SF	340 SF				
Covered Patio						
Patio		225 SF				
Deck	164 SF					
Shed						
Front Walkway, Porches, & Steps	125 SF	110 SF				
Side Walkway						
Rear Walkway						
Retaining Wall(s)						
AC & Generator Pads						
Swimming Pool						
Sports Court						
Other						
Other						
Other						
Other						
Other						
<b>Total Sq. Ft.</b>	<b>2,160 SF</b>	<b>2,446 SF</b>	<b>1,133 SF</b>	<b>1,771 SF</b>		
<b>% of Total Lot Area</b>	<b>30.9%</b>	<b>34.9%</b>	<b>16.2%</b>	<b>25.3%</b>		

# EID ASSOCIATES, INC.

PROFESSIONAL ENGINEERING AND LAND SURVEYING  
 102 WAYSIDE ROAD HEWITT, N.J. 07421  
 TEL:201-264-2312 EMAIL:stephenpeid@gmail.com

Capizzi Law Offices  
 205 Fairview Avenue  
 Westwood, NJ 07675

January 13, 2026

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

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

LOT ZONE: RD (SINGLE-FAMILY RESIDENTIAL)  
 LOT SIZE: 7,000 SQ. FT.  
 REQUIRED LOT SIZE: 10,000 SQ. FT.

### IMPROVED LOT COVERAGE

IMPERVIOUS AREA	EXISTING (SQ. FT.)	PROPOSED (SQ. FT.)
HOUSE	939	1,771
GARAGE	194	0
PATIO	0	225
DECK	164	0
SHED	N/A	N/A
DRIVEWAY	738	340
SIDEWALKS	41	41
PORCHES	29	29
STEPS	55	40

TOTAL EXISTING IMPROVED COVERAGE= 2,160 SQ. FT. (30.9%)  
 TOTAL PROPOSED IMPROVED COVERAGE =2,446 SQ. FT. (34.9%)  
 CHANGE IN IMPROVED COVERAGE= +286 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	
<b>GARAGE</b>	194 SQ. Ft.	28%	0 SQ. Ft.	0%
<b>HOUSE</b>	939 SQ. Ft.	13.4%	1,771 SQ. Ft.	25.3%
<b>TOTAL</b>	1133 SQ. Ft.	16.2%	1,771 SQ. Ft.	25.3%

TOTAL EXISTING BUILDING COVERAGE= 1,133 SQ. FF. (16.2%)

TOTAL PROPOSED BUILDING COVERAGE= 1,771 SQ. FF. (25.3%)

MAXIMUM BUILDING COVERAGE PERMITTED: 20%

**FLOOR AREA RATIO**

	EXISTING		PROPOSED	
<b>FLOOR AREA</b>	1582 SQ. Ff	22.6%	2,737 SQ. Ff	39.1%
<b>TOTAL</b>	1582 SQ. Ff	22.6%	2,737 SQ. Ff	39.1%

§175 MAXIMUM LIVABLE FLOOR AREA RATIO PERMITTED: 30%

**§175-271/VABLE 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 a permanent built-in stairway and has a permanent, complete floor and a means of heating to all times

§ MAXIMUM RESIDENTIAL PARKING COVERAGE: EXISTING= 1,912/7,000 SQ.=27.3%

PROPOSED=2,152/7,00 SQ. FT.=30.7%    MAXIMUM RESIDENTIAL PARKING COVERAGE PERMITTED: 25%



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## Variance Application

### Section 4. Site & Building Information

**A. Describe the proposed construction:**

The Applicant seeks to renovate and expand the existing single-family dwelling by constructing the following improvements: (1) a two-story addition on the right/easterly side of the dwelling, (2) a new driveway along the easterly side of the Property, and (3) a patio in the rear yard.

**B. Describe the current use of buildings on the property:**

Single-family residence.

**C. Describe any existing deed restrictions or easements on property if any; these include but are not limited to storm drains, sidewalk, open space, streams, brooks, etc. Please provide copies of these documents as well.**

N/A

**D. Is the lot or the building non-conforming to the Demarest Zoning Ordinance or any other Borough Ordinance? If so, please describe.**

1. Minimum Lot Area
2. Minimum Lot Depth
3. Minimum Lot Width
4. Minimum Left-Side Yard Setback
5. Maximum Improved Lot Coverage

**E. Has a variance been previously granted or denied on the subject property? If so, please describe what it is and when it was issued. Please provide copies of these documents as well.**

No.

**F. Will there be significant changes being made to the land of the property itself (such as the removal or replacement of dirt, change in grade, removal of trees)?**

No.

I, being of full age, hereby swear that all the information I have provided in the above application and the attached survey and / or plans are true and correct to the best of my knowledge.

  
 Print Name of Applicant

Matthew G. Capizzi, Esq.  
 Signature  
 Attorney for Applicant

3/27/2026  
 Date



**Section 5. Environmental Questionnaire**

If any of the following questions are answered YES or OTHER, explain briefly on a separate clearly labeled document.

- A. Describe any adjacent environmental areas to the property – including any creeks, rivers, ponds, environmentally protected areas, riparian zones, etc.  
 NONE

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- B. Is the site located in or adjacent to a wetlands area?  YES |  NO
- C. Does the new project require the removal of any trees of four (4) inch diameter at a height of six (6) inches above ground level?  YES |  NO
- D. On the site plan, state how many, the species, and location of the trees on site. If it is a woodland area, give area and tree density.  
 2 TREES ON SITE WILL REMAIN

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- E. Does the new project require the removal of ornamental shrubs?  YES |  NO
- F. Does the applicant plan to relocate the trees and shrubs of item 3 and 4?  YES |  NO
- G. Does the new project require the alteration, channelization or relocation of any water course?  
 YES |  NO
- H. Will the project introduce any change in the quality of present storm water runoff? Include any changes in nonporous surface due to the project.  YES |  NO
- I. Will the project require directing surface drainage into a water course?  YES |  NO
- J. Will the project have any impact on Borough Services presently provided, such as: Police, fire, public works, schools, public sewers, etc.?  YES |  NO
- K. Will any required excavation for the project penetrate the high-water table in existence at the site?  YES |  NO
- L. Will the project interfere or change the high-water table at the site or its surroundings due to change in drainage?  YES |  NO
- M. Will the project require any special foundation provisions such as: pile, spread footing supports, etc.?  YES |  NO
- N. Will the operation of the project increase local vehicular traffic?  YES |  NO
- O. Will the operation of the project increase local air pollution?  YES |  NO
- P. Will the operation of the project exceed the existing noise level?  YES |  NO
- Q. Will the operation of the project exceed standard noise code levels?  YES |  NO
- R. Will the operation of the project increase the present light intensity levels?  YES |  NO
- S. Will the operation of the project produce odors?  YES |  NO
- T. Will the project impact on, or be in violation of the Demarest Master Plan and/or current zoning in the area?  YES |  NO
- U. Is the area of the project currently served by public utilities such as: electric, gas, water?  
 YES |  NO
- V. Has the site of the project ever been used for storage and disposal of hazardous materials or toxic substances or dangerous chemicals?  YES |  NO

**\*\*Please clearly label using section and question letter all attached sheets explaining the above answers.**



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## Variance Application

### Section 6: Representatives' Contact Information

#### 6A. Legal Representative Contact Info

Contact & Business Name	<b>Matthew G. Capizzi, Esq.</b>
Address	<b>205 Fairview Avenue, Westwood NJ 07675</b>
Phone	<b>201-266-8300</b>
Email	<b><a href="mailto:matthew@capizzilaw.com">matthew@capizzilaw.com</a></b>

#### 6B. Engineer Contact Info

Contact & Business Name	<b>Stephen Eid, P.E., of Eid Associates, Inc.</b>
Address	<b>102 Wayside Road, Hewitt NJ 07421</b>
Phone	<b>201-264-2312</b>
Email	<b><a href="mailto:stepheneid@gmail.com">stepheneid@gmail.com</a></b>

#### 6C. Planner Contact Info

Contact & Business Name	<b>Nicholas Graviano, P.P., of Graviano &amp; Gillis Architect and Planners, LLC</b>
Address	<b>P.O. Box 3341, Long Branch NJ 07740</b>
Phone	<b>732-816-4151</b>
Email	<b><a href="mailto:ngraviano@gmail.com">ngraviano@gmail.com</a></b>

#### 6D. Architect Contact Info

Contact & Business Name	<b>Stanley J. Kufel, J., R.A., of S J Kufel Associates</b>
Address	<b>337 Demarest Avenue, Oradell NJ 07649</b>
Phone	<b>201-973-5454</b>
Email	<b><a href="mailto:sidgx306@gmail.com">sidgx306@gmail.com</a></b>

#### 6E. Other

Contact & Business Name	
Address	
Phone	
Email	