

March 31, 2026

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

8 Ross Avenue
Block 133, Lot 42
Borough of Demarest, Bergen County, NJ
Joint Land Use Board Application County - **Engineering Review 2**
Colliers Engineering & Design Project No. DEZ0059

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 two-story addition, driveway, patio, and other related improvements at the subject property;

- a) Site plans consisting of one (1) sheet, prepared by prepared and signed by Stephen P. EID, P.E, PLS, of EID Associates, Inc, dated November 20, 2025, **last revised March 24, 2025**;
- b) Architectural Plans consisting of five (5) sheets, prepared and signed by Stanley J. Kufel, RA, dated October 14, 2025;
- c) Topographic survey of the property consisting of one (1) sheet, prepared and signed by Stephen P. EID, PLS, of EID Associates, Inc, dated February 11, 2025;
- d) Variance Application for the subject property and attachments; signed and dated January 20, 2026;
- e) Zoning Analysis prepared by Stephen P. EID, P.E, PLS, of EID Associates dated January 13, 2026;
- f) Zoning Denial letter dated January 14, 2026.

The Property Owner/Applicant is:

8 Ross Avenue LLC
c/o Scott Nela
8 Ross Avenue
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 property survey, the site is currently occupied by a 2-story single-family dwelling with associated driveway, walkways, deck, frame garage, and other related

improvements, some of which are to be demolished. The Applicant is proposing to construct a new 2 story addition on the east side of the existing dwelling, driveway, rear patio, drainage improvements and other related improvements on the property.

The property is a rectangular shaped parcel consisting of 7,000 SF. The property is located on the north side of Ross Ave, between County Road and Elm Place. The dwelling front faces Ross Avenue and driveway access is provided on Ross 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.	7,000 sf.	7,000 sf.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lot Frontage**	100 ft.	70 ft.	70 ft.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lot depth	100 ft.	100 ft.	100 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Front yard setback**	19.9 ft.	15.0 ft.	15.0 ft.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Side yard setback-west **	10.0 ft.	9.9 ft.	9.9 ft.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Side yard setback-east	10.0 ft.	35.9 ft.	15.5 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Rear yard depth	30 ft.	45.30 ft.	45.30 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Building Height*	30 ft.	30.1 ft.**	30.1 ft.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Max Building Coverage*	20 %	16.2 %	25.3 %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Max Livable Floor Area*	30 %	22.6 %	39.1 %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Residential & Parking Coverage*	25 %	27.3 %	30.7 %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Improved Coverage*	30 %	30.9%**	34.9 %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

N/A = not applicable

* = variance required

** = pre-existing non-conformance

B. The Following Variances Appear to be Required:

1. Lot Area – There is a pre-existing nonconformance for lot area of 7,000 SF, where a minimum of 10,000 is required.
2. Lot Frontage – There is a pre-existing nonconformance for lot frontage of 70 FT, where a minimum of 100 FT is required.
3. Minimum Front Yard setback – There is a pre-existing non-conformance for the existing dwelling for front yard setback of 15 FT where a minimum of 19.9 FT is required. The Applicant is proposing an addition with a front yard setback of 19.1 FT where a minimum of 19.9 FT is required.
A variance is required for this condition.
4. Building Coverage – The Applicant is proposing a max building coverage of 1,771 SF (25.3%) where the maximum of 1,400 SF (20%) is permitted.
A variance is required for this condition.
5. Livable Floor Area – The Applicant is proposing a max livable floor area of 2,737 SF (39.1%) where a maximum of 2,100 SF (30%) is permitted.
A variance is required for this condition.
6. Residential & Parking Coverage – The Applicant does not include this calculation of the zoning sheet and should revise the plans to include this calculation. Based on the coverage breakdown provided on the plans; it appears the district maximum is exceeded. The Applicant should be prepared to provide testimony to clarify the total residential and parking coverage proposed. **The zoning table has been revised to include this calculation. The Applicant is proposing a residential and parking coverage area of 2,152 SF (30.7%) where the maximum of 1,750 SF (25%) is permitted.**
A variance is required for this condition.
7. There is an existing garage in the northern corner of the property which is considered an accessory structure. The existing garage encroaches on the rear and side yard accessory structure setbacks. The Applicant is proposing to remove the garage as part of this application.
8. **As noted in comment D below, there is a pre-existing nonconformance for building height of 30.1 FT, where a maximum of 30 FT is permitted. The Applicant proposes to construct the addition to the same roof peak height.**
A variance is required for this condition.

III. Engineering Review

- B. The Applicant is proposing to increase improved lot coverage from 2,160 SF (30.9%) to 2,446 SF (34.9%) with a net increase in coverage of 286 SF.
1. There is a wooden deck, stairs, and frame garage in the rear of the existing dwelling which are to be removed.
- C. The Applicant is proposing one (1) precast concrete seepage pit 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 approximately 2,446 SF of area being collected and conveyed to the proposed seepage pit. The Applicant has provided adequate storage for this drainage area. We take no exception to the calculations provided. The Applicant should provide testimony if there are any existing drainage improvements on-site.
 2. The Applicant should provide testimony indicating where the seepage pit is proposed to overflow. **Continuing comment.**
 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 proposed an at-grade manhole cover for future maintenance. We take no exception.
 5. The Borough Engineer shall be notified to inspect the seepage pits prior to backfilling.
- D. The submitted building height calculation indicates a height of 26.4 FT, measured from an average grade of 78.2 FT to the midpoint of the roof. Please note, building height is measured from the average existing (natural) grade to the highest point of the roof (ridge). The Applicant shall revise the building height calculation to conform to this standard. In addition, the average grade calculation, including the utilized "spot shots", shall be provided on the site plan for review. **Revised building height calculations have been provided, indicating an existing building height of 30.1 FT, which is a pre-existing nonconformity. We note that the Applicant's building height calculations for the addition are based on measurement from the average proposed grade which is incorrect. Proposed building height is calculated from the average natural grade, not the proposed grade. The proposed building height and zoning table should be revised to reflect this, or the plans should be adjusted to eliminate this nonconformity.**
- E. The zoning table lists a minimum rear yard depth of 44.0 FT, whereas the site plan shows a dimension of 45.3 FT. The Applicant should reconcile and revise as necessary. **The zoning table has been updated. Comment resolved.**

- F. A basement is proposed. The Applicant is advised that any basement must be a minimum of 70% below finished grade; otherwise, the area shall be included in the calculation of gross livable floor area. Calculations for this should be provided on the site plan. **Calculations have been provided and indicate the existing basement is 48.7 % below grade, and 51.4 % below the proposed finished grade. As such, the basement does not appear to meet the 70% below-grade requirement. The Applicant indicates that the existing basement is utilized solely for storage and utilities and has therefore not been included in the gross livable floor area calculation. No basement is proposed as part of the new addition.**
- G. 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 northeastern corner, where elevations are approximately 77.5.
 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.
- H. The Applicant shall provide cut/fill calculations and provide testimony regarding the proposed soil movement on site. 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. **The Applicant has submitted calculations indicating approximately 80 cubic yards of cut and 65 cubic yards of fill, for a total soil movement of 145 cubic yards. Based on the information provided, the proposed soil movement does not exceed the 250 cubic yard threshold, and a soil movement permit does not appear to be required.**
- I. 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)