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April 20, 2026

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

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

The applicant is proposing a two-story addition onto an existing residential dwelling located at 8 Ross Avenue in the Borough of Demarest, Bergen County. This report is a response to outline revisions made on the Plans prepared by this office as per the Borough Engineers and Planners review letters.

LOT ZONE: R-D (SINGLE-FAMILY RESIDENTIAL)

LOT SIZE: 7,000 SQ. FT.

REQUIRED LOT SIZE: 10,000 SQ. FT.

The following revisions have been made:

1/ The General Notes have been revised to show:

A/ Note 9 was revised to show the grades around the existing and proposed buildings at 10' intervals to show the average (natural) grades. The existing average grade for the existing building is 78.05' which gives a building height of 30.15'. The existing average grade for the proposed building is 77.84" which gives a building height of 30.36'.

B/ Note 10 was revised to show the percentage of basement below grade. The existing building basement is 48.7% below grade and the existing basement for the proposed building is 51.4% below grade.

C/ Note 12 was revised to show the maximum residential and parking coverage. The existing coverage is 27.3% and the proposed coverage is 30.7%.

D/ Note 13 was added to show the calculation for the proposed building coverage which is 26.9%.

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2/ The zoning schedule was revised to show:

A/ The front yard required is now 20.8' since the Planner said the existing lot is not to be included in the average front setbacks on the street.

B/ The existing and proposed rear yard is now 44.2'.

C/ The maximum building height is now 30.15' for the existing building and 30.36' for the proposed building.

D/ The maximum building coverage for the proposed building is now 26.9%.

E/ The maximum improved coverage for the proposed building is now 35.2%.

3/ The Site Plan Proposed Addition Plan was revised to show:

A/ All of the items mentioned in items 1 and 2 above.

B/ The drainage notes have been revised to reflect the new impervious area.

C/ The Site Plan (in the upper right corner of the Plan) was revised to show the roof overhang on the garage, the proposed air conditioner units, the rear yard setback and the new 20.8' front yard setback.