

# CAPIZZI LAW OFFICES

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May 22, 2026

## Submittal for the Public Hearing of June 3, 2026

### Via Hand Delivery

Michael Greco – Secretary  
Borough of Demarest Joint Planning Board  
118 Serpentine Road  
Demarest, NJ 07627

Re: 8 Ross Avenue LLC – Demarest JPB (the “Applicant”)  
8 Ross Avenue; Block 133, Lot 42 (the “Property”)

Dear Mr. Greco:

As you are aware, this office represents the above-referenced Applicant regarding its application before the Demarest Joint Planning Board seeking to renovate and expand the existing single-family dwelling at the Property 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.

To that end, enclosed please find the following for consideration during the June 3, 2026 hearing:

1. Site Plan Proposed Addition prepared by EID Associates, Inc., consisting of one (1) sheet dated November 20, 2025 and last revised as of May 21, 2026 (18 copies).

This letter shall also confirm this matter is scheduled to be heard before the Demarest Joint Planning Board on Wednesday, June 3, 2026, at 7:30pm.

Thank you.

Very truly yours,

*Gloria Duby*

Gloria Duby, Paralegal

MGC/gd  
Enclosures  
Carbon Copies noted below.

Michael Greco – Secretary

May 22, 2026

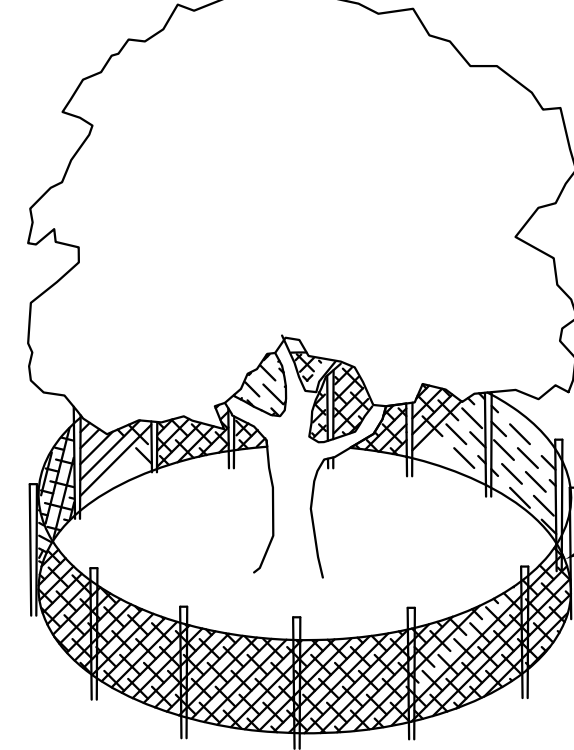
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**cc**    **Via Email w/ Enclosures**  
Danielle Federico, Esq. – Board Attorney  
Nick Chelius, P.E. – Board Engineer  
Darlene Green, P.P. – Board Planner

**SOIL EROSION AND SEDIMENT CONTROL NOTES**

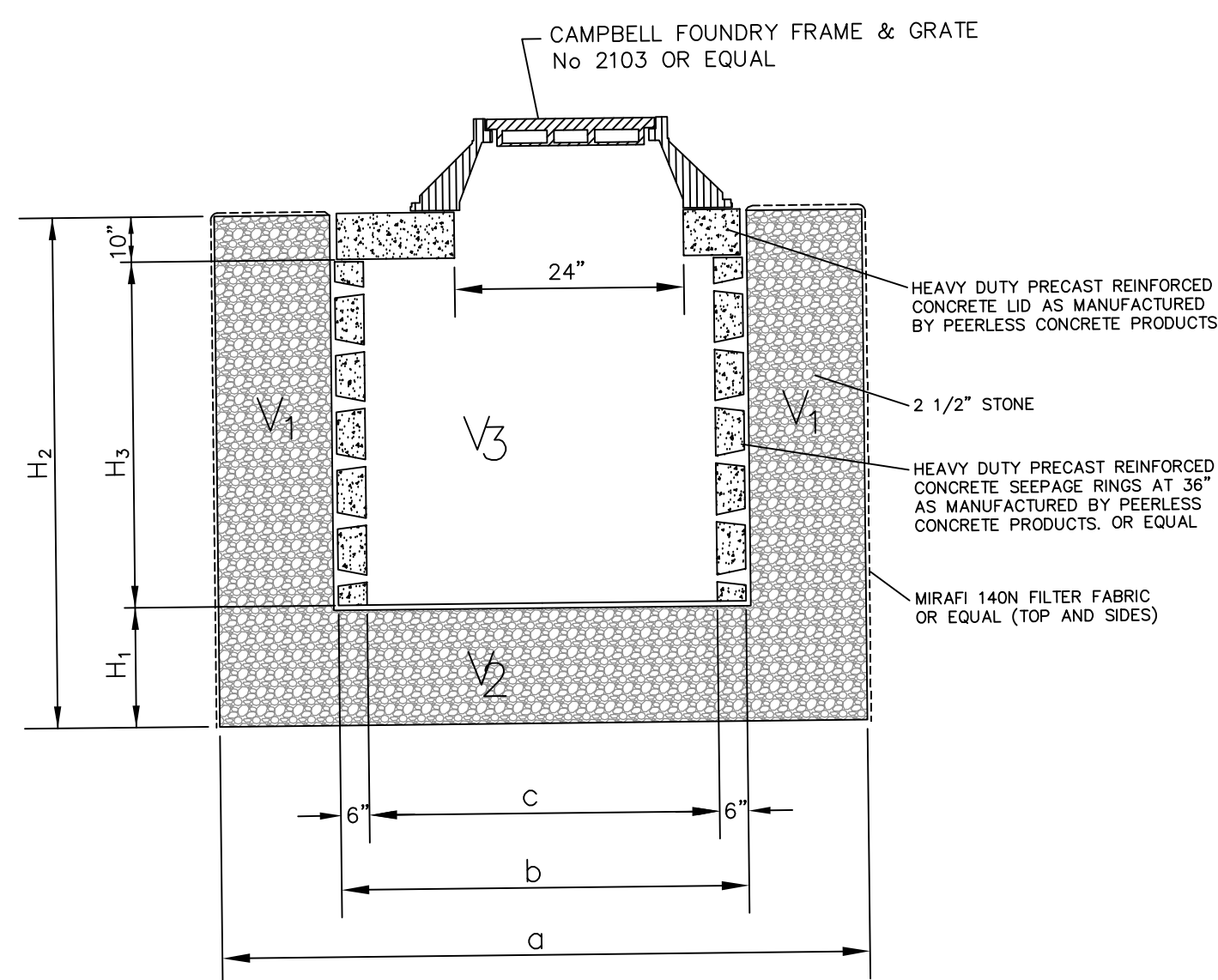
1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (NJ STANDARDS), AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND MULCHING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND BOUND IN ACCORDANCE WITH THE NJ STANDARDS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
3. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NJ STANDARDS.
4. STABILIZATION SPECIFICATIONS: A. TEMPORARY SEEDING AND MULCHING: -LIME- 90 LBS./1,000 SF GROUND LIMESTONE; FERTILIZER- 11 LBS./1,000 SF, 10-20-10 OR EQUIVALENT WORKED INTO THE SOIL A MINIMUM OF 4". -SEED- PERENNIAL RYEGRASS 40 LBS./ACRE (1 LB./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1. -MULCH- SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SF TO BE APPLIED ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER). B. PERMANENT SEEDING AND MULCHING: -TOPSOIL- UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED). -LIME- 90 LBS./1,000 SF GROUND LIMESTONE; FERTILIZER- 11 LBS./1,000 SF, 10-20-10 OR EQUIVALENT WORKED INTO THE SOIL A MINIMUM OF 4". -SEED- TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 150 LBS./ACRE (3.5 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND OCTOBER 15. -MULCH- SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SF TO BE APPLIED ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
5. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUN-OFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
6. SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
7. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOOD PLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAY BALE SEDIMENT BARRIER OR SILT FENCE.
8. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 1" - 2 1/2" CRUSHED STONE, 6" THICK, WILL BE AT LEAST 30'X100' AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
9. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
10. DRIVEWAYS MUST BE STABILIZED WITH 1" - 2 1/2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
11. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS, WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
12. CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 30-1 OF THE NJ STANDARDS.
13. STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
14. DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 14-1 OF THE NJ STANDARDS.
15. DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 16-1 OF THE NJ STANDARDS.
16. TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH SECTION 9-1 OF THE NJ STANDARDS.
17. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORM WATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
18. ANY REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION. 20. THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE; BERGEN COUNTY SCD, 700 KINDERKAMACK ROAD, SUITE 106, ORADELL, NJ 07649 TEL: 201-261-4407; FAX 201-261-7573.
21. THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF-SITE EROSION PROBLEMS DURING CONSTRUCTION.
22. THE OWNER MUST OBTAIN A DISTRICT ISSUED REPORT OF COMPLIANCE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE DISTRICT REQUIRES AT LEAST ONE WEEK'S NOTICE TO FACILITATE THE SCHEDULING OF ALL REPORT OF COMPLIANCE INSPECTIONS. ALL SITE WORK MUST BE COMPLETED, INCLUDING TEMPORARY/PERMANENT STABILIZATION OF ALL EXPOSED AREAS, PRIOR TO THE ISSUANCE OF A REPORT OF COMPLIANCE BY THE DISTRICT.

SCHEDULE OF CONSTRUCTION:	TIME
FRAME - DAYS:	
1. INSTALL FABRIC FILTER FENCES AND WHEEL CLEANING APRON	3 DAYS - PHASE 1
2. STRIP AND STOCKPILE TOPSOIL, SEED WITH TEMPORARY SEEDING	1 DAY - PHASE 1
3. CONSTRUCT NEW ADDITION & UTILITIES	100 DAYS - PHASE 2
4. ROUGH GRADING-BUILD NEW DRIVE, REMOVE FILL	10 DAYS - PHASE 2
5. FINE GRADING	2 DAYS - PHASE 3
6. SLOPE STABILIZATION/FINAL GRADING- PERMANENT SEEDING	2 DAYS - PHASE 3
7. COMPLETE PROJECT- LANDSCAPING	3 DAYS - PHASE 3
8. NOTE: NO FILL IS TO BE IMPORTED INTO THE SITE. APPROXIMATELY 144 CY FROM THE FOUNDATION WILL BE EXPORTED.	



**SNOW FENCING TREE PROTECTION DETAIL**

N.T.S. PROTECTIVE SNOW FENCE MUST STAY IN PLACE UNTIL COMPLETION OF ALL GRADING AND LANDSCAPING



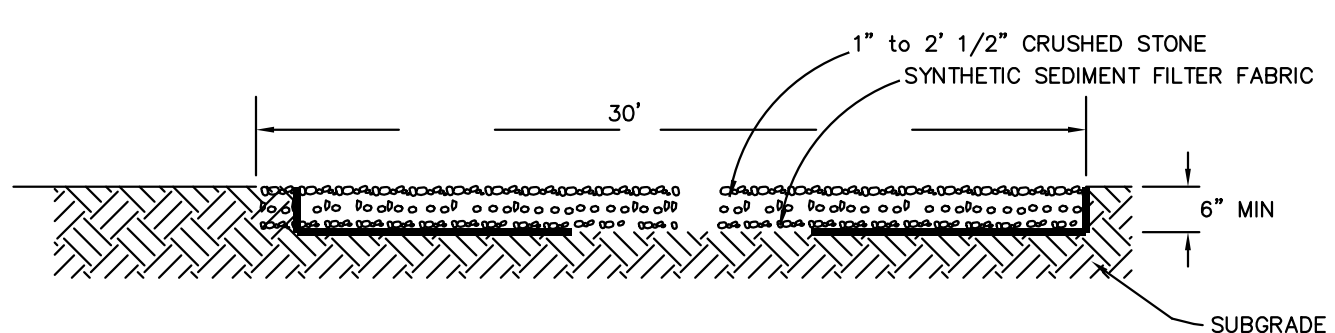
$$V_1 = \left[ a^2 - \frac{b^2}{4} \right] (h_2) (0.4 \text{ voids}) \quad V_2 = \frac{b^2}{4} (h_1) (0.4 \text{ voids})$$

a	b	c	h <sub>1</sub>	h <sub>2</sub>	h <sub>3</sub>	V <sub>1</sub>	V <sub>2</sub>	V <sub>3</sub>
ft.	ft.	ft.	ft.	ft.	ft.	CF	CF	CF
13.00	7.00	6.00	2.00	8.83	6.00	461	31	170

BOT. AREA = 169 SF TOTAL VOLUME = 662 CF

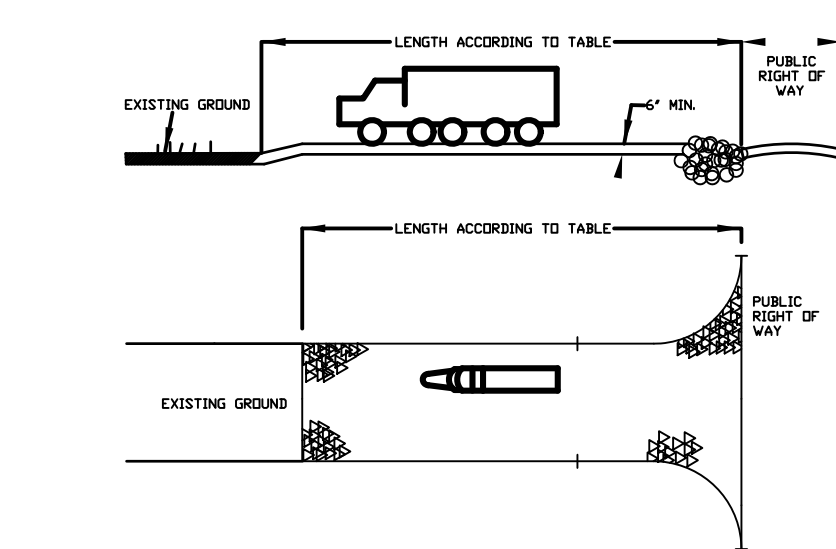
**SEEPAGE PIT DETAIL**

N.T.S.



**CONSTRUCTION ACCESS DRIVE SECTION**

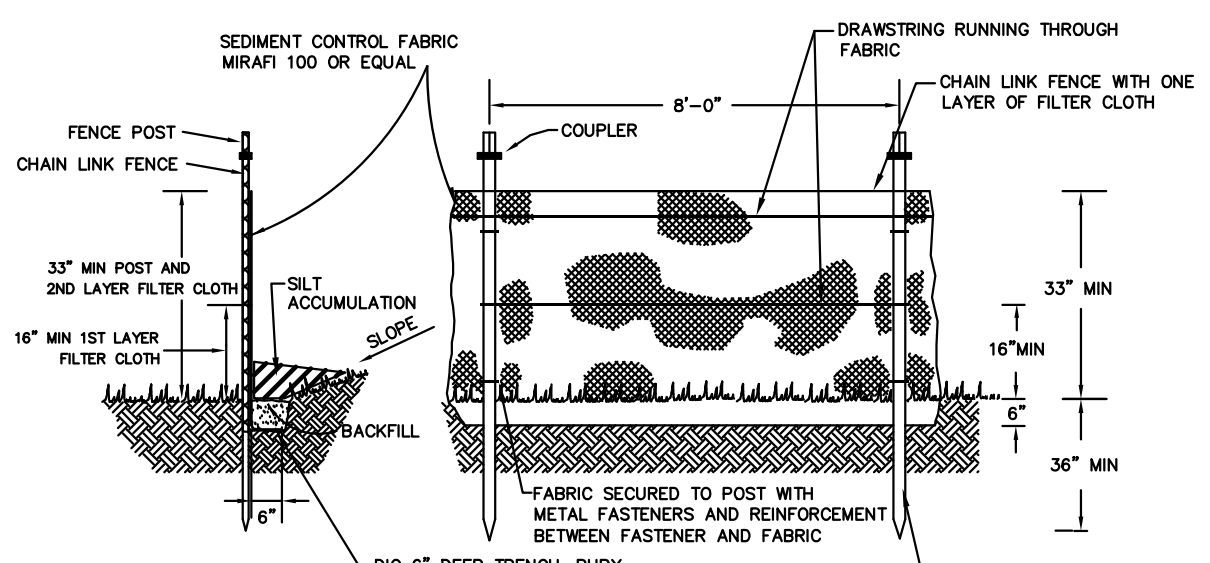
N.T.S.



PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
2 TO 5%	100 FT	200 FT
>5%	ENTIRE SURFACE STABILIZED WITH FABR BASE COURSE	

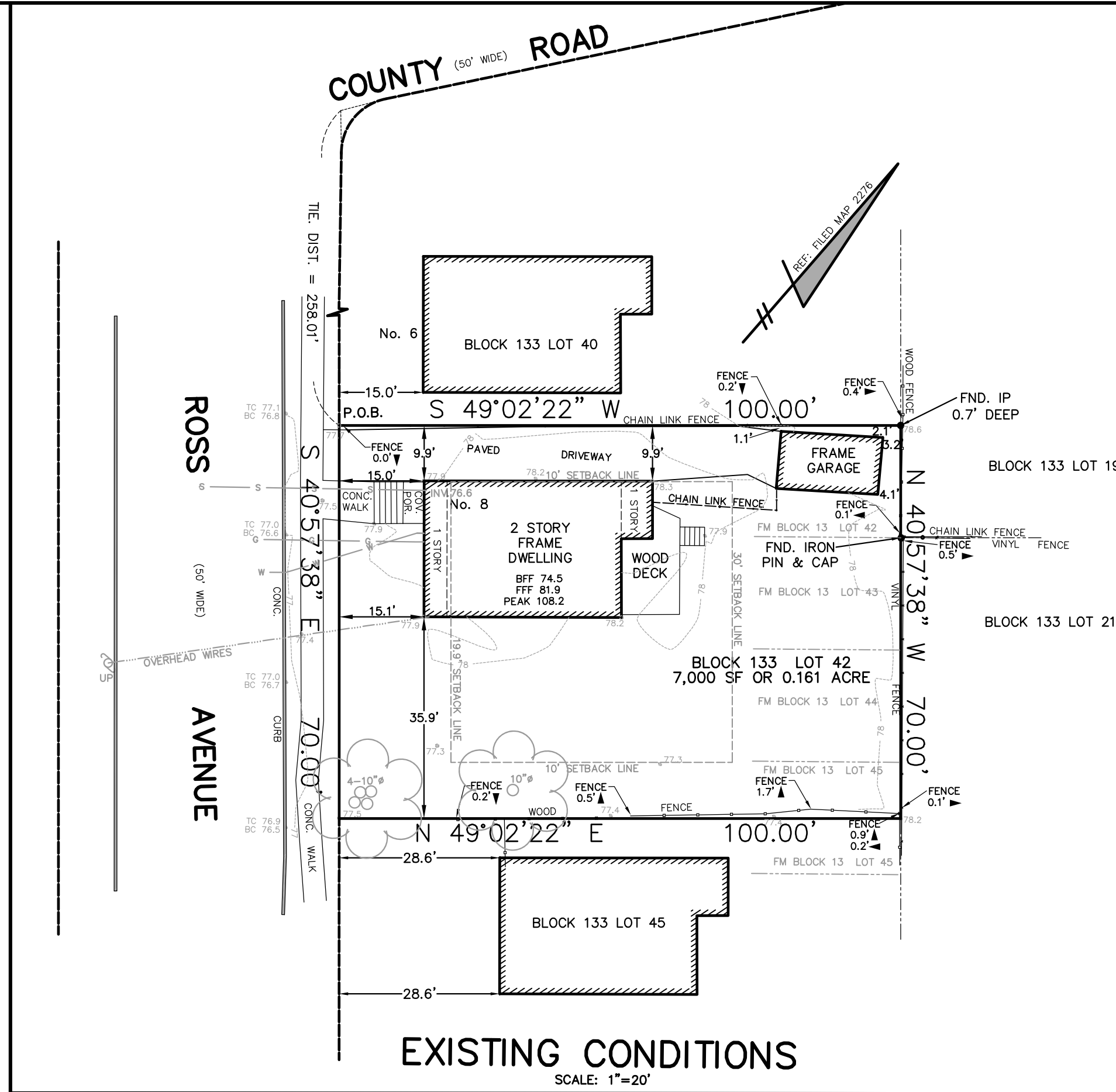
**CONSTRUCTION ACCESS DETAIL**

N.T.S.



**SEDIMENT FENCE DETAIL**

N.T.S.



**EXISTING CONDITIONS**

SCALE: 1"=20'

ITEM	REQUIRED	EXISTING	PROPOSED	ITEM	EXISTING	PROPOSED
MIN. LOT AREA (S.F.)	10,000	7,000 (E)	7,000	DWELLING & GARAGE	1,133 SF	1,771 SF
MIN. LOT WIDTH (FT.)	100	70 (E)	70	WALKS PORCHES & STEPS	125 SF	110 SF
MIN. LOT DEPTH (FT.)	100	100	100	DRIVEWAY	738 SF	340 SF
MIN. FRONT YARD (FT.)	ADJACENT=20.8'	15.0 (E)	15.0/19.1 (V)	DECK - PATIO - AC	164 SF	243 SF
MIN. SIDE YARD (FT.)	10	9.9/35.9 (E)	9.9/15.5 (E)	TOTAL	2,160 SF	2,464 SF
MIN. REAR YARD (FT.)	30	44.2	44.2	PERCENT	30.9%	35.2%
MAX. BUILDING HEIGHT (FT.)	24/30	30.15 (E)	30.36 (V)			
MAX. BUILDING COVERAGE (%/S.F.)	20	16.2	26.9 (V)			
MAX. IMPROVED COVERAGE (%/S.F.)	30	30.9 (E)	35.2 (V)			
MAX. LIVABLE FLOOR AREA (%/S.F.)	30	22.6	39.1 (V)			
MAX. RES. PARKING COVERAGE (%/S.F.)	25	27.3 (E)	30.7 (V)			

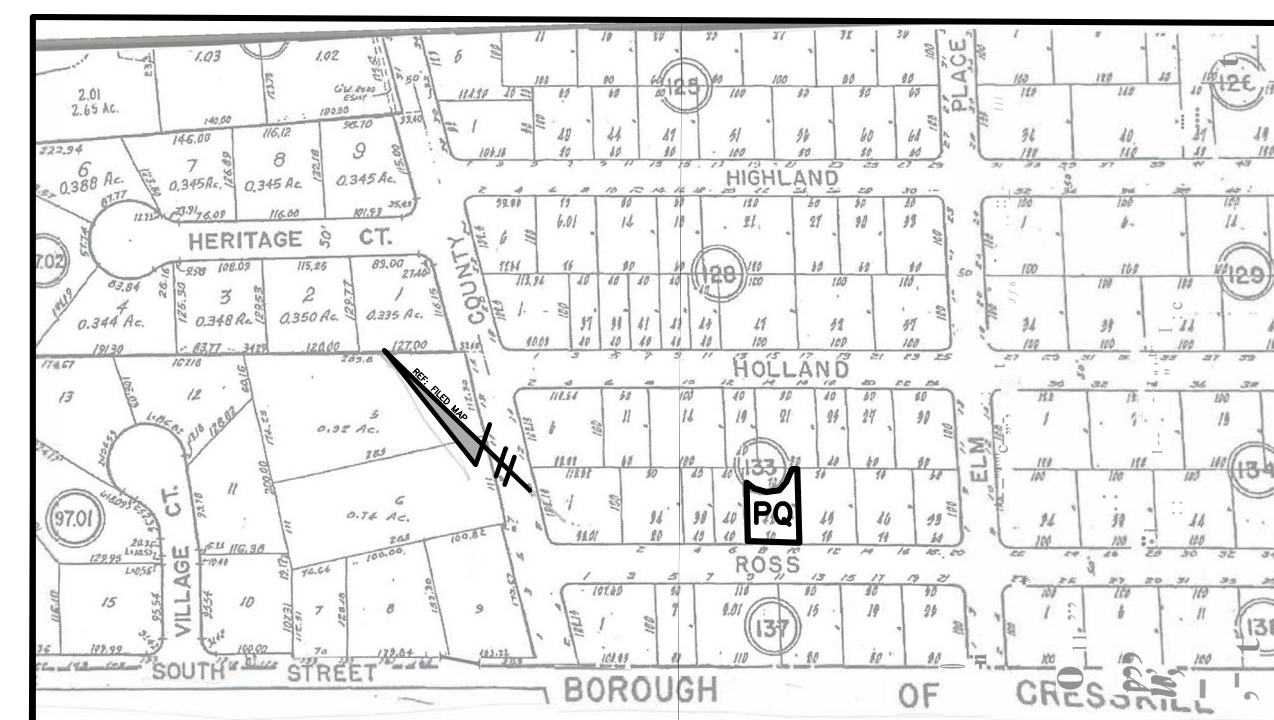
ZONING SCHEDULE: BLOCK 133 LOT 42 ZONE RD TAX MAP SHEET 16  
 (V) VARIANCE REQUESTED (E) EXISTING NON CONFORMING

**GENERAL NOTES:**

- 1/ THE OWNERS AND APPLICANTS ARE: 8 ROSS AVENUE, LLC, 517 HIGH STREET, CLOSTER, N.J. 07624
- 2/ ELEVATIONS WERE OBTAINED FROM GPS AND ARE IN NVGD 1988 DATUM.
- 3/ NO TREES ARE TO BE REMOVED FOR THIS PROJECT.
- 4/ THE EXISTING DRIVEWAY SHALL BE USED AS THE CONSTRUCTION ACCESS AND SHALL BE KEPT CLEAN AT ALL TIMES.
- 5/ THE PROPERTY AND ALL ADJOINING PROPERTIES ARE IN THE SINGLE FAMILY RESIDENCE D (RD) ZONE.
- 6/ ALL EXISTING UTILITIES ARE TO REMAIN.
- 7/ THE PROPOSED ADDITION IS 820 SF.
- 8/ THE EXISTING GARAGE, DRIVEWAY AND DECK IN THE REAR OF THE HOUSE ARE TO BE REMOVED (TBR).
- 9/ THE AVERAGE EXISTING (NATURAL) GRADE AROUND THE EXISTING HOUSE IS 77.9(SW)+77.8+78.2+78.2+77.9(SE)+78.0+77.9+78.3(NE)+78.2+78.2+78.1+77.9(NW)+78.1=1014.70/13=78.05. THE ROOF PEAK IS 108.2-78.05 MAKING THE EXISTING BUILDING HEIGHT 30.15'. THE AVERAGE PROPOSED (NATURAL) GRADE AROUND THE PROPOSED HOUSE IS 77.4+77.3+77.4+77.3+77.4(SE)+77.7+77.9+78.0+77.9+78.3(NE)+78.2+78.2+78.1+77.9(NW)+78.1+77.9+77.9+78.1+77.9=1478.90/19=77.84. THE ROOF PEAK IS 108.2-77.84 MAKING THE PROPOSED BUILDING HEIGHT 30.36'.
- 10/ THE EXISTING PERCENT OF BASEMENT BELOW FINISHED GRADE IS 78.1-74.5=3.6'. THE BASEMENT IS 6.7' TALL THEREFORE IT IS 54.0% BELOW GRADE WHERE 70% IS REQUIRED. THE EXISTING BASEMENT IS FOR UTILITIES AND STORAGE ONLY. THE PROPOSED PERCENT OF BASEMENT BELOW FINISHED GRADE IS 79.4-74.5=4.9'. THE BASEMENT IS 6.7' TALL THEREFORE IT IS 73% BELOW GRADE WHERE 70% IS REQUIRED.
- 11/ THERE WILL BE 40 CY OF CUT FOR THE NEW ADDITION, 25 CY OF CUT FOR THE SEEPAGE PIT AND 15 CY OF CUT TO REMOVE THE EXISTING DRIVE FOR A TOTAL OF 80 CY OF CUT AND APPROXIMATELY 95 CY OF FILL FOR PROPOSED GRADING AND FILL IN THE NEW FOUNDATION WHICH EQUALS 175 CY OF SOIL MOVEMENT.
- 12/ MAXIMUM RESIDENTIAL AND PARKING COVERAGE: EXISTING DWELLING & GARAGE 1,133 SF PLUS DRIVEWAY 738 SF PLUS COV. PORCH 41=1,912/7,000 = 27.3% PROPOSED DWELLING 1,771 PLUS DRIVEWAY 340 SF PLUS COV. PORCH 41=2,152 SF/7,000=30.7%
- 13/ THE PROPOSED BUILDING COVERAGE IS BASED ON THE DWELLING & GARAGE OF 1,771 SF PLUS THE COVERED PORCH OF 29 SF AND THE ROOF OVERHANG ON THE GARAGE OF 80 SF FOR A TOTAL OF 1,880 SF/7000SF=26.9%.

**DRAINAGE NOTES**

- 1/ SEEPAGE PITS ARE DESIGNED BASED ON THE NEW PROPOSED IMPERVIOUS AREA FOR A 3 INCH RAINFALL.
- 2/ THE PROPOSED NEW IMPERVIOUS AREA IS 2,544 SF X 3/12" = 636 CF REQUIRED. A 13' X 13' PIT WITH A 7" SEEPAGE TANK IS PROPOSED WHICH EQUALS 662 CF PROPOSED, WHICH IS GREATER THAN THE 636 CF REQUIRED.
- 3/ TEST HOLES WILL BE PERFORMED DURING THE EXCAVATION OF THE FOOTINGS FOR THE NEW HOUSE. THE PROJECT ENGINEER WILL WITNESS AND RECORD THE FINDINGS AND DESIGN MAKE ANY NECESSARY FOR THE SEEPAGE PITS ACCORDINGLY.
- 4/ ROOF LEADERS FOR THE NEW HOUSE WILL BE TIED INTO THE PROPOSED SEEPAGE PIT WITH 6" PVC PIPES.(SCHEDULE 80 TO BE USED UNDER DRIVES)
- 5/ THE EXISTING DRAINAGE PATTERN ON THE PROPERTY WILL REMAIN UNCHANGED.

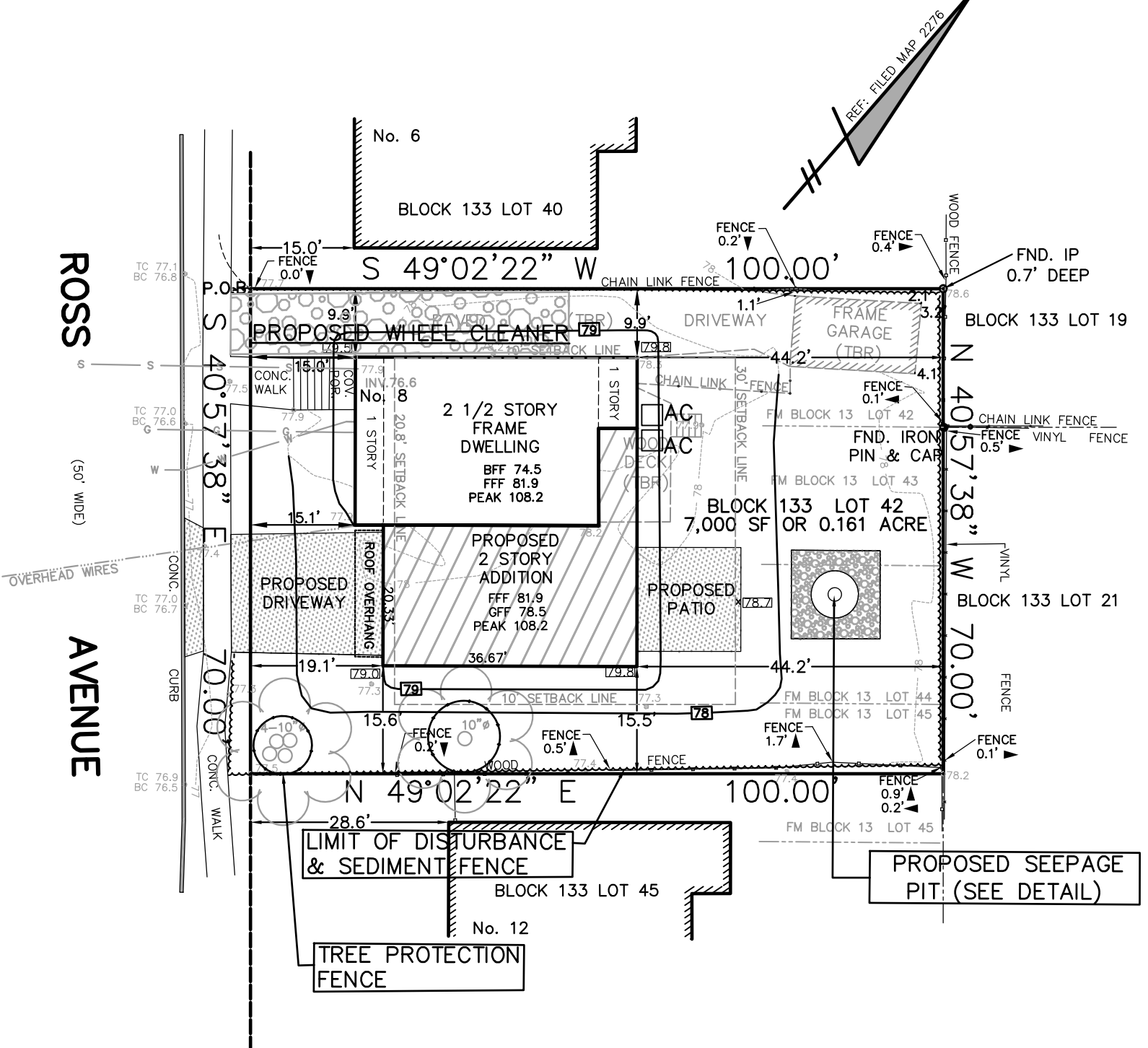


**KEY MAP**

SCALE: 1"=250'

REFERENCE: LOT 42 BLOCK 133 AS DESCRIBED IN DEED BOOK 3305 ON PAGE 2398 BEING KNOWN AND DESIGNATED AS LOTS 42, 43, 44 AND THE NORTHERLY ONE-HALF OF LOT 45 IN BLOCK 133 AS SHOWN ON A CERTAIN MAP ENTITLED "MAP OF PROPERTY BELONGING TO HILLCREST MANOR REALTY & DEVELOPMENT CO. SITUATED IN DEMAREST BOROUGH, BERGEN COUNTY, NEW JERSEY, JUNE 1926 AND FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON JUNE 21, 1927 AS MAP NUMBER 2276.

NOTE: A WRITTEN WAIVER AND DECLARATION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14(C45:8-36.3) AND N.J.A.C. 13:45-5.1(f).



**SITE PLAN**

SCALE: 1"=20'

FRONT SETBACK	BLOCK/LOT	STREET ADDRESS
29.2'	BLOCK 133 LOT 1	10 COUNTY ROAD
15.0'	BLOCK 133 LOT 34	2 ROSS AVENUE
14.9'	BLOCK 133 LOT 38	4 ROSS AVENUE
15.0'	BLOCK 133 LOT 40	6 ROSS AVENUE
N/A	BLOCK 133 LOT 42	8 ROSS AVENUE
28.6'	BLOCK 133 LOT 45	12 ROSS AVENUE
28.3'	BLOCK 133 LOT 46	16 ROSS AVENUE
14.9'	BLOCK 133 LOT 53	20 ROSS AVENUE

TOTAL = 145.9/7 = 20.8' IS THE AVERAGE FRONT SETBACK

**CHART OF AVERAGE FRONT SETBACKS**

APPROVED BY THE PLANNING BOARD  
BOROUGH OF DEMAREST

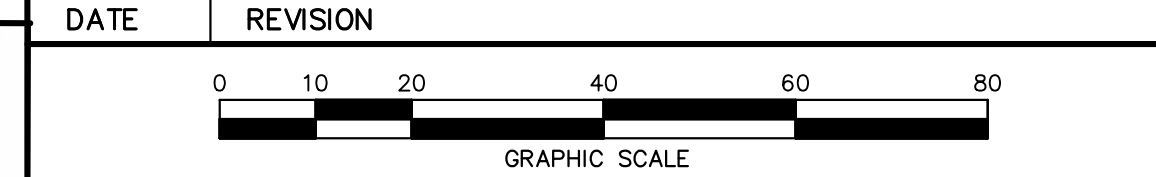
DATE

CHAIRMAN

SECRETARY

VILLAGE ENGINEER

5/21/2026	NOTES 10 & 11. NEW PROPOSED GRADES AROUND HOUSE.
4/20/2026	ENGINEERS AND PLANNERS REVIEW LETTERS
3/24/2026	BULK ZONING, AVERAGE GRADE & BASEMENT CALCULATIONS, NOTES 9-11.



DATE		REVISION
0		GRAPHIC SCALE
<b>SITE PLAN PROPOSED ADDITION</b>		
8 ROSS AVENUE		
BLOCK 133 LOT 42		
BOROUGH OF DEMAREST	BERGEN COUNTY	NEW JERSEY
<b>EID ASSOCIATES, INC.</b>		
CERTIFICATE OF AUTHORIZATION 246A28034900		
102 WAYSIDE ROAD, HEWITT, NEW JERSEY 07421		
CIVIL ENGINEERING & LAND SURVEYING		
PHONE: 201-264-2312		<i>Stephen P. Eid</i> <b>STEPHEN P. EID</b> N.J.P.E.#S 30081 PROFESSIONAL ENGINEER & LAND SURVEYOR
EMAIL: stepheneid@gmail.com		
DRAWN BY: SPE	CHECKED BY: SPE	SCALE: 1"=20'
DATE: 11/20/2025	SHEET No: 1 OF 1	PROJECT No: 25-103