

April 2, 2026

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

75 Anderson Avenue
Block 85.04, Lot 3
Borough of Demarest, Bergen County, NJ
Joint Land Use Board Application County - Engineering Review
Colliers Engineering & Design Project No. DEZ0060

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 single-family dwelling and other related improvements at the subject property;

- a) Site plans consisting of two (2) sheets, prepared and signed by Michael J. Hubschman, P.E., P.P., and Robert J. Mueller, P.L.S., of Hubschman Engineering, dated December 3, 2025;
- b) Architectural Plans consisting of three (3) sheets, prepared by Eric Kiellar, A.I.A., and Wayne Johnson, R.A., P.P, of Blueline Architecture, LLC., dated January 29, 2026;
- c) Variance Application for the subject property and attachments; signed and dated February 6, 2026;
- d) Zoning Denial letter dated January 13, 2026; and
- e) Completeness letter dated March 31, 2026.

The Property Owner/Applicant is:

75 Anderson Avenue LLC
c/o Dean Stamos
6 Van Buren Court
Cresskill, NJ 07626

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 existing conditions plan, the site is currently occupied by a 2-story single-family dwelling with associated driveway, walkways, deck, and other related improvements, which are proposed to be demolished. The Applicant is proposing to construct a new 2 story

single family dwelling, attached garage, driveway, rear patio, drainage improvements and other related improvements on the property.

The property is a rectangular shaped parcel consisting of 14,534.23 SF. The property is located on the west side of Anderson Avenue between Country Club Way and Orchard Road. The dwelling front faces Anderson Avenue and driveway access is provided on Anderson Avenue. The property is located in the residential R-A 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-A

Use: Single Family Residential

Description	Required	Existing	Proposed	Complies
Lot area*	40,000 sf.	14,534.23 sf.**	14,534.23 sf.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lot Frontage*	200 ft.	78.69 ft.**	78.69 ft.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lot depth*	200 ft.	183.74 ft.**	183.74 ft.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Front yard setback	50 ft.	39.00 ft.**	50.00 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Side yard setback-North*	25 ft.	21.70 ft.**	20.53 ft.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Side yard setback-South*	25 ft.	8.10 ft.**	12.72 ft.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Rear yard depth	50 ft.	90.39 ft.	52.80 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Building Height	33 ft.	Not Given	26.98 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Max Building Coverage*	15 %	13.25 %	19.5 %*	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Max Livable Floor Area*	22.5 %	18.34 %	28.37 %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Residential & Parking Coverage*	25 %	26.1 %**	34.2 %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Improved Coverage*	30 %	30.99%**	34.46 %	<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 14,534.23 SF, where a minimum of 40,000 is required.

2. Lot Frontage – There is a pre-existing nonconformance for lot frontage of 78.69 FT, where a minimum of 200 FT is required.
3. Lot Depth – There is a pre-existing nonconformance for lot depth of 183.74 FT, where a minimum of 200 FT is required.
4. Side Yard (North side) – There is a pre-existing nonconformance for side yard of 23.48 FT, where a minimum of 25 FT is required. The Applicant proposes a reduced setback of 20.53 feet, which further deviates from the ordinance requirement and intensifies the nonconformity.
A variance is required for this condition.
5. Side Yard (South side) – There is a pre-existing nonconformance for side yard of 8.83 FT, where a minimum of 25 FT is required. The Applicant proposes a setback of 12.72 feet.
A variance is required for this condition.
6. Building Coverage – The Applicant is proposing a building coverage of 2,835 SF (19.5%) where the maximum of 2,180 SF (15%) is permitted.
A variance is required for this condition.
7. Livable Floor Area – The Applicant is proposing a livable floor area of 4,123 SF (28.37%) where a maximum of 3,270 SF (22.5%) is permitted.
A variance is required for this condition.
8. Residential & Parking Coverage – The Applicant is proposing residential and parking coverage of 4,970 SF (34.2%) where a maximum of 3,633 SF (25%) is permitted.
A variance is required for this condition.
9. Improved Coverage – The Applicant is proposing an improved coverage of 5,008 SF (34.46%) where a maximum of 4,360 SF (30%) is permitted.
A variance is required for this condition.

III. Engineering Review

- B. This property fronts Anderson Avenue, which is a Bergen County road. The Applicant should provide testimony regarding any required County approvals and any necessary coordination with Bergen County.
- C. Per the site plan, the entire site is located within 300 feet of the riparian zone of Demarest Brook and is proceeding with construction under NJDEP FHA PERMIT-BY-RULE, N.J.A.C. 8:13-7.10 – General Construction within an Actively Disturbed Riparian Zone. The Applicant should note that, per recently revised regulations, this is now a permit-by-registration, and they shall be required to submit a Permit-by-Registration application electronically through the NJDEP's online permitting system.

- This permit-by-registration authorizes general construction activities located outside a flood hazard area in a riparian zone, provided the conditions at N.J.A.C. 7:13-6.7 are met and:
1. No fuel tank, solar panel, or underground utility line that conveys a gas or liquid is constructed;
 2. No disturbance is located within 25 feet of any top of bank;
 3. Any clearing, cutting, and/or removal of riparian zone vegetation is limited to actively disturbed areas; and the project, in combination with all activities onsite since November 5, 2007, will not result in a net loss of greater than one-quarter acre of riparian zone vegetation.
- D. The Applicant should provide testimony to confirm if there are any additional environmental constraints or encumbrances on the property.
- E. The Applicant proposes a building height of 26.98 feet. In the Residential R-A Zone, building height is measured from the average natural grade to the average building height. Calculations have been provided for review, and our office takes no exception to the proposed height.
- F. No tree removals appear to be proposed as part of this project. Should any tree removals become necessary, review and approval by the Shade Tree Commission will be required.
- G. The Applicant is proposing to increase improved lot coverage from 4,504 SF (30.99%) to 5,008 SF (34.46%) with a net increase in coverage of 504 SF.
- H. The Applicant is proposing two (2) precast concrete seepage pits in the rear yard area to collect and store stormwater runoff from the roof area of the new dwelling. We offer the following comments related to the drainage design:
1. The Applicant should provide drainage calculations demonstrating the collection and storage of the 2-inch runoff from the proposed roof area for review by our office.
 2. The Applicant should provide testimony indicating where the seepage pit 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 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.
- I. The proposed basement is to include a recreation room, bedroom, home gym, theater, bathroom, storage, and mechanical facilities. Please note that if areas are used for

- purposes other than storage or mechanical facilities, and if they are less than 70% below grade, they must be included in the calculation of livable floor area. The Applicant should provide this calculation for our office's review. Testimony should be provided regarding the proposed basement uses and the livable floor area determination.
- J. 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 east to west. The highest point of the property is in the northeastern side where elevations are approximately 84 and the lowest point of the property is in the southwestern corner, where elevations are approximately 78.
 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.
- K. 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
- L. 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)
Dean Stamos, Applicant's Attorney (deans@ferrarostamos.com)