

September 1, 2026

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

25 Meadow Street (JPB-26-006)
Block 52, Lot 12
Borough of Demarest, Bergen, NJ
Joint Land Use Board Application County - Engineering Review
Colliers Engineering & Design Project No. DEZ0062

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 demolish the existing dwelling & related improvements and new 2 story single family dwelling, attached garage, driveway, rear patio, drainage improvements and other related improvements.

- a) Site plans consisting of one (1) sheets, prepared and signed by Sean McClellan, PE, of McClellan Engineering, dated March 9, 2026, last revised June 22, 2026;
- b) Architectural Plans consisting of four sheets (4) sheets, prepared and signed by Uri Rapaport AIA, dated September 19, 2025;
- c) Property Survey consisting of one (1) sheet, prepared and signed by Douglas Doolittle, PLS, last revised January 6, 2026;
- d) Zoning officer denial letter, prepared and signed by Michael Greco, dated March 18, 2026;
- e) Completeness letter for the subject property dated June 10, 2026;
- f) Variance Application for the subject property and attachments.

The Property Owner/Applicant is:

25 Meadow Street, LLC
25 Meadow Street
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, 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 7,730 SF. The property is located between Maple Avenue and Piermont Road. The dwelling front faces Meadow Street, and driveway access is provided on Meadow Street. 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.	7,730 sf.**	7,730 sf.**	☐ Yes ☒ No
Lot Frontage**	100 ft.	50 ft**	50 ft.**	☐ Yes ☒ No
Lot depth	100 ft.	154.60 ft.	154.60 ft.	☒ Yes ☐ No
Front yard setback*	25/31 ft.	33.9 ft.	26.6 ft.*	☐ Yes ☒ No
Side yard setback	10.0 ft.	0.9 ft.	11.0 ft.	☒ Yes ☐ No
Side yard Setback	10 ft.	17.6 ft.	10.2 ft.	☒ Yes ☐ No
Rear yard	30 ft.	87.6 ft	60.2 ft.	☒ Yes ☐ No
Building Height	30 ft.	-	29.1 ft.	☒ Yes ☐ No
Max Building Coverage	20 %	-	18.9 %	☒ Yes ☐ No
Max Livable Floor Area*	30 %	-	32.8 %*	☐ Yes ☒ No
Residential & Parking Coverage	25 %	-	23.9 %	☒ Yes ☐ No
Impervious Coverage	30 %	-	29.9 %	☐ Yes ☒ 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 7,730 SF, where a minimum of 10,000 sf is required.
2. Frontage – There is a pre-existing nonconformance for frontage of 50 ft, where a minimum of 100 ft is required.
3. Front Yard – The Applicant is proposing a front yard of 26.6 ft, where a minimum of 25 feet is required (or 31.0 ft if the alternative setback rule is deemed applicable) The board should discuss the applicability of the alternative setback in this instance. Depending on the outcome of that discussion, a variance may or may not be required.
4. Livable Floor Area – The Applicant is proposing a max livable floor area of 2,535 SF (32.8%) where the maximum is 2,319 SF (30%) is permitted.
A variance is required for this condition.

III. Engineering Review

- A. The survey submitted indicates the block and lot of the property is Block 52, Lot 12. The Engineering Plans indicate the block and lot is Block 52, Lot 9. This should be reviewed for consistency and clarified at the hearing.
- B. There is an existing post and rail fence in the rear yard of the property. It is unclear based on the plans if this is to remain or is to be removed. The Applicant should clarify.
- C. The Applicant should provide testimony to clarify why the front yard setback encroachment is necessary (if the alternative setback is deemed applicable), there appears to be sufficient space in the rear yard area to shift the house in the southwesterly direction and comply with the setback.
- D. The architectural plans indicate livable area of 1,382 SF on the first floor, 1,231 SF on the second floor for a total livable area of 2,613 SF (33.8%). The basement is not included in the livable area calculations. We note the information provided on the architectural plans is inconsistent with the information presented on the civil drawings which indicate 2,535 SF (32.8%).
- E. The Applicant is proposing a total improved lot coverage of 2,310 SF (29.9%). The Applicant has not provided information regarding the existing improved lot coverage. The Applicant should confirm in testimony and add existing improved coverage calculations on the site plans to determine the change in improved coverage.
- F. The Applicant is proposing one (1) precast concrete drywell in the rear yard area to collect and store stormwater runoff from what appears to be the roof area of the proposed dwelling. We offer the following comments related to the drainage design:

1. The Applicant has provided design calculations which indicate approximately 1,485 SF of area being collected and conveyed to the proposed drywells. 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 drywell 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 has provided an at-grade 6-inch PVC observation port cap or manhole cover for future maintenance in the seepage pit detail.
 5. The Borough Engineer shall be notified to inspect the seepage pits prior to backfilling.
- 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 48 and the lowest point of the property is in the northwestern corner, where elevations are approximately 46.
 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 has indicated a total soil movement of 173 CY is anticipated to complete the proposed improvements. 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
- 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

A handwritten signature in blue ink, appearing to read 'NCh', with a long horizontal flourish extending to the right.

Nick Chelius, P.E., C.M.E.
Joint Land Use Board Engineer

CC: Board Members (via Joint Land Use Board Secretary)
Daniel Steinhagen, Applicant's Attorney (dsteinhagen@beattielaw.com)