

May 2, 2025

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

7 Christie Street
Block 38 Lot 653
Borough of Demarest, Bergen County, NJ
Zoning Board Application Engineering Review
Colliers Engineering & Design Project No. DEZ0050

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 a new dwelling with associated driveway, walkways, patio, deck with pergola, drainage improvements and other related improvements.

- a) Site plans consisting of nine (9) sheets, prepared and signed by Michael Dipple, PE, of L2A Land Design, LLC, dated October 1, 2024;
- b) Architectural Plans consisting of six (6) sheets, prepared and signed by Robert E. Zampolin, A.I.A, dated March 5, 2025;
- c) Topographic survey of the property consisting of one (1) sheet, prepared and signed by William Buchok, PLS, of Lakeland Surveying, dated June 10, 2024;
- d) Deed for the subject property;
- e) Zoning Officer denial letter dated March 11, 2025, prepared and signed by Michael Greco;
- f) Variance Application for the subject property and attachments.

The Property Owner/Applicant is:

7 Christie Street LLC
c/o Matthew Capizzi, Esq
205 Fairview Avenue
Westwood, NJ 07675

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 site plans, the site is currently occupied by a single-family dwelling with associated driveway, walkways, and other related improvements. The Applicant is proposing to construct a new dwelling with associated driveway, walkways, patio, deck with pergola, drainage improvements and other related improvements.

The property is an undersized rectangular shaped parcel consisting of 8,000 SF. The property is located north of Hardenburg Avenue with frontage on Christie Street. The property is located in the residence 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: R-D

Use: Single Family Residential

Description	Required	Existing	Proposed	Complies
Lot area**	10,000 sf.	8,000 sf.	8,000 sf.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lot Frontage**	100 ft.	80.00 ft.	80.00 ft.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lot depth	100 ft.	100.00 ft.	100.00 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Front yard setback	25 ft.	18.20 ft.	25.00 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Side yard setback	10 ft.	20.49 ft.	13.83 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Rear yard depth	30 ft.	33.50 ft.	33.50 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Maximum Permitted Height	30 ft.	N/A	29.96 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Max Building Coverage*	20 %	12.78%	23.55 %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Max. Improved Coverage*	30 %	22.40%	36.45 %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Max. Residential & Parking Coverage*	25 %	21.00%	30.24 %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Livable Floor Area	30%	N/A	37.38%	<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. Minimum Lot Area – There is a pre-existing non-conformance for lot area of 8,000 SF where a minimum of 10,000 SF is required. The Applicant does not propose to acquire additional property to bring lot area into conformance.
2. Minimum Lot frontage – There is a pre-existing non-conformance for lot frontage of 80.00 ft where a minimum of 100 ft is required. The Applicant does not propose to acquire additional property to bring lot frontage into conformance.
3. Maximum Building Coverage - The Applicant is seeking a building coverage of 1,884 SF (23.55%) where a maximum of 20% is permitted.
4. Maximum Improved Coverage – The Applicant is seeking improved coverage of 2,916.02 SF (36.45%) where a maximum of 30% is permitted.

It should be noted that the “Coverage Summary” table on sheet C-03 of the site plans indicates a total improved coverage of 2,916.02 SF where the net change calculation below indicates proposed coverage is 2,943.42 SF (36.79%). The Applicant should provide testimony to clarify the discrepancy.

5. Maximum Residential and Parking Coverage – The Applicant is seeking residential and parking coverage of 2,419.5 SF (30.24%) where a maximum of 25% is permitted.

It should be noted that the “Coverage Summary” table on sheet C-03 of the site plans indicates residential and parking coverage of 1422.24 SF (30.24%) where the net change calculation below indicates proposed residential and parking coverage is 2,425.5 SF (30.32%). The Applicant should provide testimony to clarify the discrepancy.

6. Maximum Livable Floor Area – The Applicant is seeking a livable floor area of 2,990 SF (37.38%) where a maximum of 30% is permitted.

It should be noted that Livable Floor Area is calculated using the aggregate of the livable space in the first and second floor. Prior interpretations of the ordinance suggest that finished basements (or any other heated/cooled spaces) should be included in the calculation. The Architectural plans indicate that the basement is a total of 1,719 SF which would increase livable floor area to 4709 SF (58.86%)

III. Technical Review

- A. The Applicant is proposing to increase improved lot coverage from 1,792.45 SF (22.40%) to 2,916.02 SF (36.45%) with a net increase in coverage of 1,123.57 SF.
- B. The Applicant is proposing one (1) precast concrete drywell 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 1,890 SF of roof area being collected and conveyed to the proposed drywell. The Applicant

has provided adequate storage for this drainage area. We take no exception to the calculations provided.

2. It is suggested that the drywells are located further from the property boundary if feasible. CED typically recommends at least fifteen (15) feet from property boundaries.
- C. The Applicant proposes to remove eleven (11) trees to construct the proposed improvements. The Applicant should confirm in testimony if there are any additional trees or other improvements that may be impacted by the proposed construction.
- D. The site plan indicates the Applicant is proposing HVAC equipment and a Generator in the southern side yard area of the property.
- E. The Applicant should provide a detail of the proposed pergola including dimensions and height. The pergola should comply with 175-19(B)1. It should be noted that the pergola is proposed on top of an elevated deck. The height of the deck is not provided on the plans although it appears to be approximately 10-11 feet above grade based on the architectural elevations.
- F. 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 generally from south to north. The highest point of the property is along the southern side property boundary where elevations are approximately 50.5 and the lowest point of the property is in the northeastern corner adjacent to the neighboring property, 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. Grading changes appear to be minor in nature and do not exceed more than one (1) foot in most locations.
 3. The site plans do not appear to show any proposed grading at the rear of the property. Testimony should be provided regarding any additional grade changes on the property.
- G. The Applicant has not indicated how much soil is to be moved to construct the proposed improvements. Should the Board act favorably upon this application, the Applicant shall provide cut and fill calculations for all proposed improvements with the submission of the soil movement application. 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.
- H. 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.
Zoning Board Engineer

cc: Board Members (via Zoning Board Secretary)
Michael Greco, Zoning Board Secretary (mgreco@demarestnj.gov)
Michael E. Dipple, Applicant's Engineer (mdipple@l2alanddesign.com)
Robert Zampolin, Applicant's Architect (bob@zampolin.com)
Matthew G Capizzi, Applicant's Attorney (matthew@capizzilaw.com)