

April 28, 2025

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

17 Laurel Road  
Block 1.02, Lot 20  
Borough of Demarest, Bergen County, NJ  
Joint Land Use Board Application - Engineering Review  
Colliers Engineering & Design Project No. DEZ0051

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 and related improvements to construct a new 2 story dwelling, driveway, rear patio, pool, walkways, drainage improvements and other related improvements.

- a) Site plans consisting of one (1) sheet, prepared and signed by Sean P. McClellan, PE, of McClellan Engineering, dated February 11, 2024, last revised April 9, 2025;
- b) Architectural Plans consisting of four (4) sheets, prepared and signed by Uri Rapaport AIA, dated December 30, 2024, last revised April 9, 2025;
- c) Property Survey consisting of one (1) sheet, prepared and signed by Christopher J. Lantelme, PE, LS, dated December 18, 2024;
- d) Zoning officer denial letter, prepared and signed by Michael Greco, dated April 2, 2025;
- e) Variance Application for the subject property and attachments; signed and dated April 14, 2025;

The Property Owner/Applicant is:

Ilan Cohen  
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 property survey, the site is currently occupied by a 1.5-story single-family dwelling with associated driveway, walkways, patio, shed, and other related improvements

which are to be demolished. The Applicant is proposing to construct a new 2 story dwelling, driveway, rear patio, pool, walkways, drainage improvements and other related improvements.

The property is mostly rectangular shaped parcel consisting of 9,914 SF. The property is a corner lot, with frontage on Prescott Street to the west and Laurel Road to the south. The dwelling front faces Prescott Street and driveway access is provided on Laurel Road. 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.	9,914 sf.	9,914 sf.	<input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No
Lot Frontage	100 ft.	100 ft.	100.00 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Lot depth	100 ft.	100 ft.	100.00 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Front yard setback (Laurel)	27.6 ft.	27.3 ft.	27.8 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Front yard setback (Prescott)	27.2 ft.	41.6 ft.	27.2 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Side yard setback	10 ft.	32.0 ft.	11.3 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Rear yard setback	30 ft.	17.9 ft.	30.0 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Building Height	30 ft.	-	27.3 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Max Building Coverage	20 %	9.1%	19.9 %	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Bldg./ Drive Coverage	25 %	15.5%	23.4 %	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Impervious Coverage*	30 %	19.2%	31.4 %	<input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No
FAR	30%	-	30.0%	<input checked="" type="checkbox"/> Yes   <input 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 9,914 SF where a minimum of 10,000 SF is required. The Applicant does not propose to bring lot area into conformance by acquiring additional land.

A variance is required for this condition.

2. Impervious Coverage – The Applicant is proposing a max impervious coverage of 3,116 SF(31.4%) where the maximum is 2,974.2 SF (30%) is permitted.

A variance is required for this condition.

C. Additional Considerations:

1. It is the responsibility of the Joint Land Use Board to designate the front and rear yard areas for corner lot properties. The Applicant has assumed that the yard fronting Prescott Street will be considered the front yard, and the area along the eastern property boundary will be considered the rear yard. Should the Board designate the front/rear to be the northern and southern areas of the property, additional variances would be needed for the patio, pool, and pool equipment.
2. The Applicant should be prepared to provide testimony to the setback to the window wells in the northern side-yard area. 175-19 – Encroachment Into Yards states that window wells are permitted to encroach no more than three (3) feet into the setback.
3. The Borough of Demarest Limiting Schedule indicates a minimum setback of 25 feet for this zone. Footnote B indicates that an alternative setback is required and is established by the average setback on the same side of the street established by three or more houses. The Applicant has provided the average setback on Laurel to be 27.6 feet and on Prescott to be 27.2 feet. The Applicant complies with both the minimum and the alternative setbacks.
4. Front yard setback – There is a pre-existing non-conformance for front yard setback of 27.3 ft, where a minimum of 27.6ft is required. The Applicant is proposing a front yard setback of 27.8 ft eliminating this non-conformance for front yard setback.

III. Engineering Review

- B. The Applicant is proposing to increase improved lot coverage from 1900 SF (19.2%) to 3,116 SF (31.4%) with a net increase in coverage of 1,216 SF.
- C. The Applicant is proposing two (2) precast concrete drywells in the front 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 1,972 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.
  2. The Applicant should provide testimony indicating where the drywells are 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 for future maintenance in the seepage pit detail.
  5. The Borough Engineer shall be notified to inspect the seepage pits prior to backfilling.
- D. The Applicant is proposing a pool in the rear yard area but has not provided a fence enclosure or self-locking gate as required by code. The plans should be revised to include this information and a detail of the same.
- E. The Applicant proposes to remove five (5) trees to construct the proposed improvements. We note that no replacement schedule or proposed landscaping plan has been provided. The Applicant should confirm in testimony if there are any additional trees that may be impacted by the proposed construction. We defer to the Shade Tree Commission for final comment and approval of the proposed removal and replacement of trees.
- F. The Applicant is proposing a retaining wall on the eastern side of the driveway. The Applicant should provide a retaining wall detail on plans.
- G. The Applicant shall provide testimony regarding the re-use of existing and or installation of proposed utilities on site.
- H. 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 southwestern side where elevations are approximately 104 and the lowest point of the property is in the southeastern corner, where elevations are approximately 96.
  2. Under proposed conditions, the high and low points are generally maintained, and drainage patterns should not be substantially impacted. Grading changes do not appear to exceed more than one (1) foot in most locations.
- I. The Applicant has indicated a total cut of 407 CY, a total fill of 117 CY and a net export of 505 CY of soil 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

- J. 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.  
Joint Land Use Board Engineer

cc: Board Members (via Zoning Board Secretary)  
Matthew Capizzi, Applicant's Attorney (via email)