

July 11, 2025

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

93 Pine Terrace
Block 84.08, Lot 1
Borough of Demarest, Bergen County, NJ
Joint Planning Board Application - Engineering Review
Colliers Engineering & Design Project No. DEZ0053

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 with variances related to fence height. The Applicant is proposing to install at 6-foot-high fence around the perimeter of the property.

- a) Site plans consisting of one (1) sheet, prepared and signed by Joseph F. Vince, PE, of Schwanewede Hals & Vince, dated November 19, 2024;
- b) Variance Application for the subject property and attachment signed and undated.

The Property Owner/Applicant is:

Jason Lieberman
93 Pine Terrace
Demarest, NJ 07629

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, deck, and other related improvements. The property is a corner lot which fronts Pine Terrace to the north and Emily Court to the west. The property is located in the R-BB zoning district.

The Applicant is proposing to install at 6-foot-high fence around the perimeter of the existing property. A portion of the fencing will be constructed within the front yard area.

The property is an irregular shaped parcel consisting of 25,958 SF. The property is located west of Lake Road at the intersection of Emily Court and Pine Terrace.

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: BB

Use: Single Family Residential

Description	Required	Existing	Proposed	Complies
Lot area**	30,000 sf.	25,958 sf.	25,958 sf.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lot Frontage	150 ft.	195 ft.	195 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot depth	150 ft.	165 ft.	165 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Front yard setback	50 ft.	50.9ft.	50.9ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Side yard setback	25 ft.	42.3 ft.	42.3 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Livable Floor Area	22.50%	13.2%	13.2%	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Building Height	30 ft.	<30 Ft	<30 Ft	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Max Building Coverage	15 %	9.9%	9.9%	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Improved Lot Coverage	30 %	20.0%	20.0%	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Residential Parking Coverage	25 %	21.2%	21.2%	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

N/A = not applicable
 * = variance required
 ** = pre-existing non-conformance

B. The Following Variances are Required:

- 175-24c -Fencing – A portion of the proposed fence is located in a front yard area The proposed fence is 6 feet in height. Ordinance 175-24c states the following:
“No fence shall be erected in a front yard of any lot in a residential district unless the fence is less than 50% solid and is not more than four feet in height.”
 A variance is required for this condition.

III. Engineering Review

- A. It does not appear that the Applicant is proposing any site work beyond the installation of the 6-foot-high fence. The Applicant should confirm in testimony.

- B. The Applicant has not provided existing or proposed contours on the site plans. As such, it is assumed that no alterations to grading are proposed. Should the Applicant require changes to grading on site, a revised plan shall be submitted for review and approval prior to making any alterations to grades on site.

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 Planning Board Engineer

cc: Board Members (via Board Secretary)
Jason Lieberman, Applicant (jlieberman23@mac.com)
Corey Vandervalk, Schwanewede Hals & Vince, Applicant's Engineer (cvandervalk@halsengineering.com)