

July 11, 2025

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

30 Hardenburgh Ave  
Block 27, Lot 269  
Borough of Demarest, Bergen County, NJ  
Joint Planning Board Subdivision Application - Engineering Review  
Colliers Engineering & Design Project No. DEZ0052

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 subdivision Application with variances related to lot area and lot frontage. The Applicant is proposing to subdivide the existing Lot 269 into three Lots 269.01, 269.02 & 269.03 and construct three single family dwellings, and other related improvements at the subject properties.

- a) Minor subdivision plat consisting of one (1) sheet, prepared and signed by Mark Martins, PE, PLS, of Mark Martins Engineering LLC, dated June 16, 2025;
- b) Topographic survey of the property consisting of one (1) sheet, prepared by Mark Martins, PE, PLS, of Mark Martins Engineering LLC, dated March 21, 2025;
- c) Letter describing lot coverages, addressed to Matthew G. Capizzi, Esq. prepared by Mark Martins, PE, PLS, of Mark Martins Engineering LLC, dated June 17, 2025;
- d) Variance Application for the subject property and attachment signed and undated.

The Property Owner/Applicant is:

M&M Developers LLC  
c/o Matthew Capizzi  
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 provided survey, the site is currently occupied by a 3-story frame structure with associated driveways, parking areas, walkways, and other related improvements. The current use of the property is mixed use according to the variance application forms for a

doctor's office and apartment units. The property is located in the R-D single family residential district.

The property has three (3) frontages along Woodland Road to the west, Hardenburgh Avenue to the south and Prescott Street to the east. The existing property consists of 29,000 SF, where a minimum of 10,000 SF is required in this zone.

The Applicant is proposing to subdivide the property into three (3) lots.

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.

Zoning Requirements & List of Variances / Waivers Requested

A. Bulk Zoning Requirements:

Zone: D

Use: Single Family Residential

Description	Required	Existing Lot 269	Proposed Lot 269.01	Proposed Lot 269.02	Proposed Lot 269.03	Complies
Lot area	10,000 sf.	29,000 sf.	10,150 sf.	<b>8,700 sf.*</b>	10,150 sf.	<input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No
Lot Width	100 ft.	200 ft.	<b>70.00 ft.*</b>	<b>60.00 ft.*</b>	<b>70.00 ft.*</b>	<input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No
Lot depth	100 ft.	145 ft.	145.00 ft.	145.00 ft.	145.00 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Front yard (Hardenburgh)	25 ft.	43.3 ft.	25.00 ft.	31.50 ft.	25.00 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Front yard (Woodland)	25 ft. (26.2avg)	78.4 ft.	25.00 ft.	N/A	<b>20.00 ft.*</b>	<input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No
Front yard (Prescott)	25ft (34.9avg)	42.8 ft.	<b>20.00 ft.*</b>	N/A	N/A	<input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No
Side yard setback	10 ft.	N/A	10.0 ft.	10.00 ft.	10.00 ft.	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Rear yard depth	30 ft.	33.8 ft.	To conform	To conform	To conform	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Max Building Coverage	20%	11.52%	To conform	To conform	To conform	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Max Building Height	30 ft.	Not Provided	To conform	To conform	To conform	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Max. Livable Floor area	30 %	16.19%	To conform	To conform	To conform	<input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No
Max. Improved lot Coverage*	30 %	<b>31.37%**</b>	To conform	<b>33.97 %*</b>	To conform	<input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No
Max Residential & Parking Cover	25 %	<b>29.56%**</b>	To conform	<b>28.97 %*</b>	To conform	<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:

**LOT 269.01**

1. Minimum Lot Width – The Applicant is proposing a lot width of 70 feet where a minimum of 100 feet is required.
2. Minimum Front Yard Setback (Prescott Street) – The Applicant is proposing a front yard setback of 20 feet where a minimum of 25 feet is required. Additionally, the alternative setback based on the average setback of adjacent properties requires a minimum of 34.9 feet.

**LOT 269.02**

1. Minimum Lot Area – The Applicant is proposing a lot area of 8,700 SF where a minimum of 10,000 SF is required.
2. Minimum Lot Width – The Applicant is proposing a lot width of 60 feet where a minimum of 100 feet is required.
3. Improved Lot Coverage – The Applicant is proposing improved lot coverage of 33.97% where a maximum of 30% is permitted.
4. Maximum Residential & Parking Coverage – The Applicant is proposing residential and parking coverage of 28.97% where a maximum of 25% is permitted.

**LOT 269.03**

1. Minimum Lot Width – The Applicant is proposing a lot width of 70 feet where a minimum of 100 feet is required.
2. Front Yard Setback (Woodland) – The Applicant is proposing a setback of 20 feet where a minimum of 25 feet is required. Additionally, the alternative setback based on the average setback of adjacent properties requires a minimum of 26.2 feet.

**II. Engineering Review**

- A. The Applicant notes that existing improved coverage on the property is 9,096.7 SF (31.37%). The proposed lot coverage for all three proposed lots combined is 9,045 SF (31.19%). The net decrease in improved coverage is 51.7 SF.
- B. The Applicant has not depicted any means of mitigating stormwater on site. The Applicant should provide testimony on the following:
  1. If there are any existing stormwater management measures on site which are either to remain/re-used or to be removed as part of construction?
  2. If any stormwater management measures are proposed as part of this project.

- Should the Board look favorably upon this application, CED recommends that stormwater mitigation be provided to collect and store roof runoff at a minimum.
- C. The Applicant has not indicated any tree removal on the site plan.
    - 1. The Applicant should confirm in testimony if there are any trees that may be impacted by the proposed construction. We defer to the Shade Tree Commission for final comment and approval for any proposed removal and replacement of trees.
    - 2. A revised site plan should be provided with a tree removal and replacement schedule included (if applicable).
  - D. The Applicant shall provide testimony regarding the re-use of existing and/or installation of proposed utilities on site.
  - E. The dimensions of the proposed driveway including apron and length of proposed drop curb should be noted on the site plan. The Applicant should be prepared to provide testimony to clarify the dimensions of the driveways. The plans should include limits of any proposed curb and/or restoration of full height curb in the area of existing driveways to be removed.
  - F. The site plans note the proposed building height for each proposed lot as "To conform" Testimony should be provided regarding the proposed building height for each lot.
  - G. The Applicant has depicted existing contours on the property. We offer the following comments related to grading:
    - 1. Under existing conditions, the site drains from generally from west to east / northeast. The highest point of the property is in the southwestern side where elevations are approximately 98 and the lowest point of the property is in the northeastern corner, where elevations are approximately 87.
    - 2. The Applicant should provide testimony to clarify the extent of any proposed grading on site. Effort should be made to maintain existing drainage patterns.
    - 3. The final engineering site plans for the proposed construction should include proposed contours.
  - H. Should the Board look favorably upon this application, the Applicant should update the site plans to provide detailed soil moving calculations including cut and fill calculations. Based on the proposed improvements a soil movement permit will be required. 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



Nick Chelius, P.E., C.M.E.  
Joint Planning Board Engineer

CC: Board Members (via Board Secretary)  
Matt Capizzi, Esq, Applicant's engineer ([matthew@capizzilaw.com](mailto:matthew@capizzilaw.com))  
Mark Martins, P.E., Mark Martins Engineering LLC, Applicant's Engineer ([martins@mmecivil.com](mailto:martins@mmecivil.com))