

# MARK MARTINS ENGINEERING, LLC

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Capizzi Law Offices  
205 Westwood Avenue  
Westwood, NJ 07675

June 17, 2025

Re: 30 Hardenburgh Avenue  
Lot 269, Block 27  
Demarest, NJ

Dear Mr. Capizzi,

The applicant seeks to subdivide the above-referenced property into three new lots requiring variances. The following is a breakdown of the existing and proposed coverages.

ZONE: R-D, Single Family Residential

MIN. LOT SIZE: 10,000 sf

Item	Existing		Lot 269.01		Lot 269.02		Lot 269.03	
Lot Area (sf)	29,000		10,150		8,700		10,150	
Building Coverage	3,341.1	11.52%	2,000.0	19.70%	1,740.0	20.00%	2,000.0	19.70%
Building + Driveway Coverage	8,573.5	29.56%	2,400.0	23.65%	2,520.0	28.97%	2,400.0	23.65%
Improved Lot Coverage	9,096.7	31.37%	3,045.0	30.00%	2,955.0	33.97%	3,045.0	30.00%
Livable Floor Area	4,696.0	16.19%	3,045.0	30.00%	2,610.0	30.00%	3,045.0	30.00%

Total Proposed Impervious Area (sf)	<b>9,045.0</b>	31.19%
Total Existing Impervious Area (sf)	<b>9,096.7</b>	31.37%
Net Decrease in Impervious Area (sf)	<b>-51.7</b>	