

August 22, 2025

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

29 John Street
Block 154, Lot 11
Borough of Demarest, Bergen County, NJ
Zoning Board Application Engineering Review
Colliers Engineering & Design Project No. DEZ0055

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 construct an addition and renovations to an existing dwelling. Additional improvements include a new driveway, walkways, rear deck, drainage improvements and other related improvements.

- a) Architectural Plans consisting of two (2) sheets, prepared by Piero F. Gabucci AIA, dated March 5, 2025;
- b) Topographic survey of the property consisting of one (1) sheet, prepared and signed by Andrew Schmidt, PLS, of Schmidt Surveying, dated March 31, 2025;
- c) Zoning Officer denial letter dated July 28, 2025, prepared and signed by Michael Greco;
- d) Variance Application for the subject property and attachments.

The Property Owner/Applicant is:

29 John Demarest LLC
c/o Austin Siboni
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 an addition and renovate the existing 1.5 story dwelling. Additional improvements

include a new driveway, walkways, rear deck, drainage improvements and other related improvements.

The property is an undersized mostly rectangular-shaped parcel consisting of 11,734 SF located on the corner of Demarest Ave and John Street. The property is located in the residence C 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-C

Use: Single Family Residential

| Description | Required | Existing | Proposed | Complies |
|-------------------------------------------------|------------|------------|------------------|-----------------------------------------------------------------------|
| Lot area** | 15,000 sf. | 11,734 sf. | 11,734 sf. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Lot Width | 100 ft. | 118.33 ft. | 118.33 ft. | <input checked="" type="checkbox"/> Yes <input 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* | 35 ft. | 29.1 ft. | 29.1 ft. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Side yard Abutting Street setback* | 35 ft. | 12.5 ft. | 26.67 ft. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Side yard setback | 15 ft. | 24.2 ft. | 24.2 ft. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Rear yard depth | 30 ft. | 42.8 ft. | 36.13 ft. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Maximum Building Height | 30 ft. | 22 ft | 29.5 ft. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Max Building Coverage* | 20 % | 17.31% | 20.9 % | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Max. Improved Coverage | 30 % | 27.85% | 29.9 % | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Max. Residential & Parking Coverage* | 25 % | 23.21% | 25.7 % | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Livable Floor Area | 30% | 17.31% | 29.87% | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

N/A = not applicable

* = variance required

** = pre-existing non-conformance

B. We note the following pre-existing non-conforming conditions:

1. Minimum Lot Area - 11,734 SF is existing where a minimum of 15,000 SF is required. The Applicant does not propose to acquire additional property to bring lot area into conformance.
 2. Front Yard Setback - 29.1 Feet is existing where a minimum of 35 feet is required.
- C. The Applicant has requested the following variances:
1. Front Yard Setback - The Applicant to expand a pre-existing non-conforming condition with additions having a front yard setback of 29.1 FT where a minimum of 35 FT is required.
 2. Minimum side yard abutting street - The Applicant to expand a pre-existing non-conforming condition with additions having a side yard setback of 26.67 FT where a minimum of 35 FT is required.
- D. Discussion and Potential Additional Variances
1. Building Coverage - The plans indicate a building coverage of 2,341 SF (19.95%). Based on the coverage breakdowns provided:
 - Dwelling - 1,917 SF
 - Garage - 500 SF
 - Front Porch - 40 SF
 - Total - 2,457 SF (20.9%)

It appears an additional variance may be required for Building Coverage.
 2. Residential and Parking Coverage - The plans indicate a residential and parking coverage of 2,417 SF (20.59%). Based on the coverage breakdowns provided:
 - Building Coverage - 2,457 SF
 - Driveway - 562 SF
 - Total - 3,019 SF (25.7%)

It appears an additional variance may be required for Residential and Parking Coverage. We note that scaling of the plans shows a driveway area of 576 SF. We suggest the Applicant verify the square footage of the proposed driveway prior to the hearing.
 3. The Applicant has not provided building height calculations in accordance with ordinance requirements. Building height must be based off of the average natural grade calculated by taking spot elevations around the perimeter of the dwelling. The provided plans do not provide this calculation. Building height on the plans is measured from the garage floor elevation to the roof peak. We recommend the Applicant prepare building height calculations in accordance with ordinance requirements prior to the hearing.

III. Technical Review

- A. The Applicant is proposing to increase improved lot coverage from 3,269 SF (27.85%) to 3,509 SF (29.87%) with a net increase in coverage of 240 SF.
- B. The Applicant is proposing three (3) stormtech MC-4500 chambers 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 2,340 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 chambers are located further from the property boundary if feasible. CED typically recommends at least fifteen (15) feet from property boundaries and foundation walls.
- C. The site plans do not appear to show any existing or proposed elevations. As such, it is assumed that no changes to existing grades are proposed. The Applicant should confirm in testimony.
- D. The site shows limited SESC details but does not show where the SESC measures will be placed on the site. Additional SESC measures should be provided such as tracking pad, silt fence etc. Should the Board look favorably upon this application, the Applicant should revise the plans to include this information.
- E. The Applicant should provide construction details for the proposed driveway and walkway. The Applicant should provide testimony to clarify the proposed material for these improvements.
- F. The Applicant indicates 40CY of soil to move to construct the proposed improvements. The Applicant should provide cut and fill calculations and include all proposed improvements including the installation of the chambers. 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.
- G. 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 issue 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)
Matthew G Capizzi, Applicant's Attorney (matthew@capizzilaw.com)