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August 28, 2025

Mr. Matthew G. Capizzi, Esq.
Capizzi Law Offices
205 Fairview Avenue
Westwood, NJ 07675

Re: Proposed Dwelling Additions, #35 Knickerbocker Road, Borough of Demarest,
Job No. 25-113

Dear Matt:

The applicant is proposing additions to an existing dwelling in the R-D residential zone.

The following is a summary of existing versus proposed lot coverage and FAR for said project, for your review:

| <i>Impervious Area</i> | <i>Existing (sf)</i> | <i>Proposed (sf)</i> |
|-------------------------------|-----------------------------|-----------------------------|
| Dwelling | 1,110 (18.5%) | 1,520 (25.33%) |
| Driveway/steps | 1,017 | 775 |
| Deck | 61 | 40 |
| Patio/walks | 590 | 169 |
| A/C pads | 6 | 6 |
| Total | 2,784 (46.40%) | 2,510 (41.83%) |

(allowable building coverage=20%, improved lot coverage=30%)

| <i>FAR</i> | <i>Existing (sf)</i> | <i>Proposed (sf)</i> |
|-------------------|-----------------------------|-----------------------------|
| First floor | 1,110 | 1,130 |
| Second floor | 730 | 1,089 |
| Total | 1,840 (30.67%) | 2,219 (36.98%) |

(allowable FAR=30%)

Thank you for your consideration. Should you have any questions, or require any additional information, please do not hesitate to contact me.

Very truly yours,

Thomas W. Skrable, P.E.

Digitally signed
by Thomas W.
Skrable, P.E.

Date: 2025.08.28
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