

SCHWANENEDE HALS & VINCE
ENGINEERING • LAND SURVEYING • PLANNING

November 6, 2025

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

Re: Sheleg Residence
77 Pine Terrace
Block 84.08 – Lot 10
Borough of Demarest
Bergen County, New Jersey

Dear Mr. Greco:

We made a site visit of the above referenced property on June 26, 2025 and reviewed the following documents:

1. A Denial of Application prepared by the Demarest Borough Zoning Officer, Michael Greco, on October 14, 2025.
2. A series of photographs of the house prior to renovations which were provided by the homeowner.
3. A survey entitled “Survey of Property, Tax Lot 10 – Block 84.08, 77 Pine Terrace, Borough of Demarest, Bergen County, New Jersey” prepared by Schmidt Surveying on October 28, 2025.
4. A set of architectural plans entitled “Second Level Addition to 77 Pine Terrace, Demarest, NJ 07627, Lot 10 Block 84.08” prepared by Mario Navedo on October 1, 2025 and last revised on November 4, 2025.

Based on our observations and review of the above referenced documents, we have calculated the various coverages on the property and prepared a summary chart comparing the requirements of the R-BB Zone with the current conditions on the property. Below is the summary chart along with the associated coverage calculations.

ZONING TABLE – ZONE R-BB		
	REQUIRED	AS-BUILT
LOT AREA	30,000 S.F.	32,488 S.F.
LOT FRONTAGE	150'	150.0'
LOT DEPTH	150'	174.8'
FRONT YARD	50'	41.3' (V)
SIDE YARD	25'	37.0'
REAR YARD DEPTH	50'	100'
REAR YARD WIDTH	150'	177'
BUILDING HEIGHT	30'	26'± PER ARCH PLANS
BUILDING COVERAGE	15% MAX.	11.4%
IMPROVED LOT COVERAGE	30% MAX.	29.4%
LIVABLE FLOOR AREA	22.5% MAX.	13.7% PER ARCH PLANS
RESIDENTIAL & PARKING COVERAGE	25% MAX.	15.3%

(V) – VARIANCE REQUIRED

BUILDING COVERAGE:

HOUSE = 2,932 S.F.
COVERED FRONT PORCH = 105 S.F.
PERGOLA OVER REAR DECK = 332 S.F.
PERGOLA OVER SIDE PATIO = 338 S.F.
TOTAL = 3,707 S.F.

3,707 S.F. / 32,488 S.F = 11.4%

RESIDENTIAL & PARKING COVERAGE:

HOUSE = 2,932 S.F.
COVERED FRONT PORCH = 105 S.F.
DRIVEWAY = 1,918 S.F.
TOTAL = 4,955 S.F.

4,955 S.F. / 32,488 S.F = 15.3%

IMPERVIOUS COVERAGE:

BUILDING COVERAGE = 3,707 S.F.
DECK = 334 S.F.
FRONT PORCH & STEPS = 177 S.F.
DRIVEWAY = 1,918 S.F.
AIR CONDITIONERS = 53 S.F.
WALKWAYS = 669 S.F.
PATIOS/CONCRETE PADS/KITCHEN = 1,471 S.F.
POOL = 853 S.F.
POOL EQUIPMENT = 39 S.F.
REAR YARD STEPS = 188 S.F.
WALLS = 138 S.F.
TOTAL = 9,547 S.F.

9,547 S.F. / 32,488 S.F = 29.4%

Based on our review, we have identified the following non-conformities associated with the work completed without permits which will require variance relief from the Borough of Demarest Zoning Ordinance:

1. The carport and second story addition was constructed with a 41.3 ft. from the front property line where a front yard setback of 50 feet is required.
2. Decorative elements associated with the front porch were constructed approximately 47 ft. from the front property line where a front yard setback of 50 feet is required.
3. A patio and pergola were constructed in the side yard whereas such accessory structures are not permitted in a side yard.

There is an existing staircase which leads up the slope in the rear yard. The stairs encroach onto the adjacent property to the east. The Board shall determine whether a variance is required for the stairs.

Please contact our office if you have any questions or need any additional information.

Very truly yours,

SCHWANENEWEDE HALS & VINCE



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