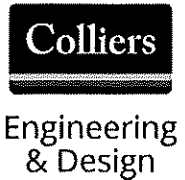


400 Valley Road
Suite 304
Mt. Arlington, NJ 07856
Main: 877 627 3772



October 6, 2023

Dorothy Hayden, Chairwoman
Zoning Board of Adjustment
Borough of Demarest
118 Serpentine Road
Demarest, NJ 07627

38 Sunset Road
Block 53, Lot 4.01
Borough of Demarest, Bergen County, NJ
Zoning Board Application Engineering Review
Colliers Engineering & Design Project No. DEZ-0037

Dear Ms. Hayden:

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 in-ground swimming pool at the subject property.

- a) Site Plans consisting of one (1) sheet, prepared and signed by Paul Gdanski, PE, dated August 31, 2023;
- b) Survey of property consisting of one (1) sheet, prepared and signed by Miloslav Rehak, dated July 18, 2023;
- c) Variance Application for the subject property;

The Property Owner/Applicant is:

Spencer Spielberg
38 Sunset Road
Demarest, NJ 07627

The Applicant's Engineer is:

Paul Gdanski, PE, PLLC
633 Woodmont Lane
Sloatsburg, NY 10974

The Applicant/Owner shall notify the Borough of Demarest Zoning Board of Adjustment of any changes to the above information.

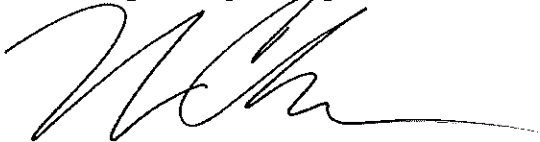
B. Variances Requested:

1. Maximum building coverage – The Applicant is proposing 3,250 SF (22.7%) building coverage where a maximum of 20% is permitted according to the site plans.
 - i. The increase in building coverage noted on the plans is due to a 379 SF pergola.
 - ii. The Applicant shall provide testimony regarding whether the pergola is attached to the primary dwelling.
 - iii. The Board should consider whether the pergola should be included in the building coverage calculation. If not, this variance would not be required.
2. Maximum residential and driveway coverage – The Applicant is proposing 4,025 SF (28.1%) residential and driveway coverage where a maximum of 25% is permitted.
 - i. The Board shall be aware that the Applicant has not noted that this variance is required on the site plans.
 - ii. The quantity of coverage over the allowable 25% is dependent on the interpretation of whether the 379 SF pergola should be considered building coverage. If the pergola is omitted from the calculations, the Applicant will have 3,646 SF (25.5%) residential and driveway coverage.
3. Maximum improved lot coverage – The Applicant is proposing 6,137 SF (42.9%) where a maximum of 30% is permitted.
4. Minimum side yard, Accessory use – The Applicant has depicted 9.1 feet to the pool equipment pad where a minimum of 10 feet is required.
 - i. The Board shall note that the site plans indicate that this is a pre-existing condition however, the Applicant also has an open permit for the construction of the pool on this property.
 - ii. The approved design plans for the open soil movement permit related to the pool (plan by Steven L. Koestner consisting of two sheets, dated October 4, 2022, last revised February 21, 2023) shows the pool equipment in a compliant location.
 - iii. If the as-built location of the pool equipment was not in compliance with the approved design plans the Applicant should either relocate the equipment or request variance relief for this condition.
5. Minimum rear yard, Accessory use – The Applicant has depicted 7.7 feet to the pool equipment pad where a minimum of 10 feet is required.
 - i. The comments on #4 above, minimum side yard, are also applicable to the minimum rear yard requirements.

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 Chairwoman)
Julie Falkenstern, Borough Administrator (boroadmin@demarestnj.gov)
Paul Gdanski, Applicant's Engineer (pgski@earthlink.net)
Spencer Spielberg, Applicant (via address)